



LAND For Sale

Location: 45815 Grand River Avenue
Side of Street: South
City: Novi, MI
Cross Streets: Beck Rd.
County: Oakland

Acreage: 2.74

Zoning: I-1

Improvements: N/A

Dimensions: 144.00 x 877.00

UTILITIES

Sanitary Sewer: Yes

Storm Sewer: Yes

Water: Yes

Gas: Yes

Outside Storage: No

Rail Siding: No

ADJACENT LAND

North: Expo Center

South: L-1

East: L-1

West: L-1

PRICING INFORMATION

Asking Price: \$350,000.00

Per Acre: \$127,737.23

Per SqFt : \$2.93

Terms: Possible

Parcel #: 22-16-451-008

Assessor Number: N/A

Taxes: \$55,529.31 (2024/25)

TRAFFIC INFORMATION

Yr: 2025 Count: 37,730 Grand River Ave. W. of Beck Rd.

Yr: 2025 Count: 28,710 Grand River Ave. E. of Beck Rd.

Yr: 2025 Count: 19,834 Beck Rd. N. of Grand River Ave.

Yr: 2025 Count: 33,204 Beck Rd. S. of Grand River Ave.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	4,027	\$156,273
3 Mile Radius	56,547	\$118,586
5 Mile Radius	148,666	\$117,357

Comments: Directly across from Suburban Showcase Expo Center. Many potential uses, outstanding Grand River frontage with easy freeway access.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Rick Birdsall, (248) 799-3145, rbirdsall@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.