



LAND For Sale

Location: 45815 Grand River Avenue

Side of Street: South
City: Novi, MI
Cross Streets: Beck Rd.
County: Oakland

Acreage:	2.74	Improvements:	N/A		
Zoning:	I-1	Dimensions:	144.00 x 877.00		
UTILITIES					
Sanitary Sewer:	Yes	Gas:	Yes		
Storm Sewer:	Yes	Outside Storage:	No		
Water:	Yes	Rail Siding:	No		
ADJACENT LAND					
North:	Expo Center	East:	L-1		
South:	L-1	West:	L-1		

PRICING INFORMATION

Asking Price: \$350,000.00

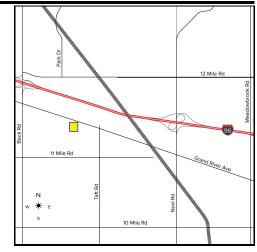
Per Acre: \$127,737.23 **Parcel #:** 22-16-451-008

Per SqFt: \$2.93 Assessor Number: N/A

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

TRAFFIC INFORMATION	N	DEMOGRAPHICS		Median HH
Yr: 2025 Count: 37,7	Grand River Ave. W. of Beck Rd.		Population	Income
Yr: 2025 Count: 28,7	Grand River Ave. E. of Beck Rd.	1 Mile Radius	4,027	\$156,273
Yr: 2025 Count: 19,8	34 Beck Rd. N. of Grand River Ave.	3 Mile Radius	56,547	\$118,586
Yr: 2025 Count: 33,2	Beck Rd. S. of Grand River Ave.	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):

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