



**SIGNATURE
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Office/Retail For Sale

Property Name: 345 E. Cady Street
Location: 345 E. Cady Street
City, State: Northville/Twp., MI
Cross Streets: Griswold Street
County: Wayne

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 13,298	Total Available Sq. Ft.: 13,298	Class: A
Typical Floor Plate: 4,433	Min / Max Cont. Sq. Ft.: 13,298 / 13,298	No. of Floors: 3

PROPERTY INFORMATION

Zoning: CBD	Parking: 30 Spaces/2 Curb Cuts
Exterior Construction: Block/Masonry	Power: Ample
Structural System: Steel	Security Systems: Yes
Roof: Membrane	Restrooms: 8
Floors / Covering: Polished Conc. / N/A	Sprinklers: Yes
Heating: Central	Signage: Yes
Air-Conditioning: Central	Delivery Area: N/A
Ceiling Height: 10'	Date Available: Immediate
Year Built: 2021	Acreage: 0.56

Current Tenants: Peace, Love & Little Donuts, Revir Clothing Shop

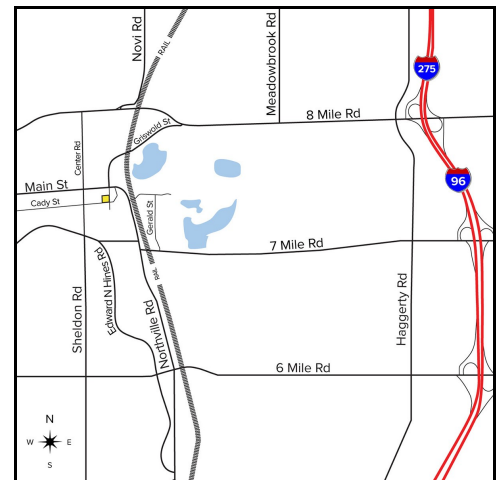
PRICING INFORMATION

Sale Price: \$6,500,000 (\$488.80/sqft)	Total Taxes: \$102,423.22 (2025)	Deposit: N/A
Options: N/A	Impr Allowance: N/A	
Parcel #: 48-004-02-0059-001		

Tenant Responsibility:

Comments: 13,298 sq. ft. state-of-the-art, Class A office/retail landmark asset for sale in a premium Northville Twp. built in 2021 offers 10' columns, polished concrete floors and other amenities. With an upscale design and on-site parking, ideal for an owner/user or investor seeking a premier location in the vibrant, downtown Northville location. Located adjacent to The Downs, a distinctive residential, mixed-use community being developed on the site of the former Northville Downs. Peace, Love & Little Donuts occupies 1,163 sq. ft. Revir Clothing Shop occupies approximately 2,000 sq. ft., both on the first floor.

Real Estate Taxes \$7.70/SF / Insurance \$0.49/SF / Utilities \$1.83/SF / CAM \$4.00/SF / Property Mgt. 4% / CAPEX Reserve \$0.50/SF / Total Expenses \$14.27/SF



Broker: SIGNATURE ASSOCIATES

Agent(s):

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