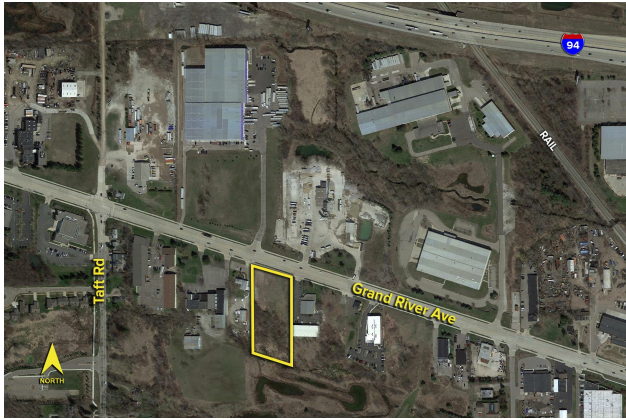




LAND For Sale

Location: Grand River Ave.
Side of Street: South
City: Novi, MI
Cross Streets: E. of Taft Rd.
County: Oakland

Acreage:	2.59	Improvements:	N/A
Zoning:	Lt Industrial, I-1	Dimensions:	

UTILITIES

Sanitary Sewer:	Yes	Gas:	Yes
Storm Sewer:	Yes	Outside Storage:	No
Water:	Yes	Rail Siding:	No

ADJACENT LAND

North:	Lt. Industrial	East:	Lt. Industrial
South:	RA	West:	Lt. Industrial

PRICING INFORMATION

Asking Price:	\$350,000.00	Parcel #:	22-15-351-024
Per Acre:	\$135,135.14	Assessor Number:	N/A
Per SqFt :	\$3.10	Taxes:	\$5,406.66
Terms:			

TRAFFIC INFORMATION

Yr:	2025	Count:	29,272	Grand River Ave. E. of Novi Rd.
Yr:	2025	Count:	24,650	Grand River Ave. W. of Novi Rd.
Yr:	2025	Count:	25,637	Novi Rd. S. of Grand River Ave.
Yr:	2025	Count:	34,966	Novi Rd. N. of Grand River Ave.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	5,340	\$152,218
3 Mile Radius	59,715	\$115,439
5 Mile Radius	153,197	\$117,250

Comments: Grand River frontage, approximately 2 usable acres. All utilities.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Jeff Lemanski, (248) 359-0641, jlemanski@signatureassociates.com
 Steve Gordon, (248) 948-0101, sgordon@signatureassociates.com

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