



LAND For Sale

Location: 22650 - 22750 Venture Drive
Side of Street: East
City: Novi, MI
Cross Streets: North of Nine Mile Road
County: Oakland

Acreage:	1.20 - 3.65	Improvements:	N/A
Zoning:	Lt. Industrial	Dimensions:	

UTILITIES

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

ADJACENT LAND

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

PRICING INFORMATION

Asking Price:	\$469,000.00	Parcel #:	22-26-401-021; -022 & -023
Per Acre:		Assessor Number:	N/A
Per SqFt :	\$2.95	Taxes:	\$7,217.11 (2020)
Terms:	Cash		

TRAFFIC INFORMATION

Yr: 2020	Count: 8,558	9 Mile Rd. W. of Meadowbrook
Yr: 2020	Count: 10,982	9 Mile Rd. E. of Meadowbrook
Yr: 2020	Count: 10,309	Meadowbrook Rd. N. of 9 Mile Rd.
Yr: 2020	Count: 6,760	Meadowbrook Rd. S. of 9 Mile Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	9,625	\$121,813
3 Mile Radius	58,879	\$112,639
5 Mile Radius	159,143	\$111,226

Comments:

Great site location for new light industrial development within the City of Novi. Three lots which may be combined to create a total 3.65 Acres:

- A. 1.20 Acres: Sale Price \$154,200; 2020 Taxes \$2,374.59; 22-26-401-021
- B. 1.20 Acres: Sale Price \$154,200; 2020 Taxes \$2,374.59; 22-26-401-022
- C. 1.25 Acres: Sale Price: \$160,600; 2020 Taxes \$2,467.93; 22-26-401-023



Broker: SIGNATURE ASSOCIATES

Agent(s):

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