



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	Parcel #:	22-16-451-008
Per Acre:	\$127,737.23	Assessor Number:	N/A
Per SqFt :	\$2.93	Taxes:	\$4,805.51(2022)
Terms:	Possible		

TRAFFIC INFORMATION

Yr: 2022	Count: 15,114	Grand River Ave. W. of Taft Rd.
Yr: 2022	Count: 15,489	Grand River Ave. E. of Taft Rd.
Yr: 2022	Count: 1,453	Taft Rd. N. of Grand River Ave.
Yr: 2022	Count: 5,233	Taft Rd. S. of Grand River Ave.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	4,067	\$148,725
3 Mile Radius	55,473	\$118,554
5 Mile Radius	144,846	\$115,986

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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