



## LAND For Sale

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

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

### UTILITIES

<b>Sanitary Sewer:</b>	Yes	<b>Gas:</b>	Yes
<b>Storm Sewer:</b>	Yes	<b>Outside Storage:</b>	No
<b>Water:</b>	Yes	<b>Rail Siding:</b>	No

### ADJACENT LAND

<b>North:</b>	Lt. Industrial	<b>East:</b>	Lt. Industrial
<b>South:</b>	RA	<b>West:</b>	Lt. Industrial

### PRICING INFORMATION

<b>Asking Price:</b>	\$350,000.00	<b>Parcel #:</b>	22-15-351-024
<b>Per Acre:</b>	\$135,135.14	<b>Assessor Number:</b>	N/A
<b>Per SqFt :</b>	\$3.10	<b>Taxes:</b>	\$4,810.25 (2022)
<b>Terms:</b>			

### TRAFFIC INFORMATION

<b>Yr:</b> 2022	<b>Count:</b> 16,616	Grand River Ave. E. of Taft Rd.
<b>Yr:</b> 2022	<b>Count:</b> 15,114	Grand River Ave. W. of Taft Rd.
<b>Yr:</b> 2022	<b>Count:</b> 1,453	Taft Rd. N. of Grand River Ave.
<b>Yr:</b> 2022	<b>Count:</b> 5,233	Taft Rd. S. of Grand River Ave.

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	5,097	\$145,600
<b>3 Mile Radius</b>	58,740	\$114,685
<b>5 Mile Radius</b>	149,008	\$116,471

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



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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