

INVESTMENT OR OWNER/USER OPPORTUNITY
40200 GRAND RIVER AVE
NOVI, MICHIGAN

Interim
HEALTHCARE.



PROPERTY INFORMATION

40200 Grand River Ave

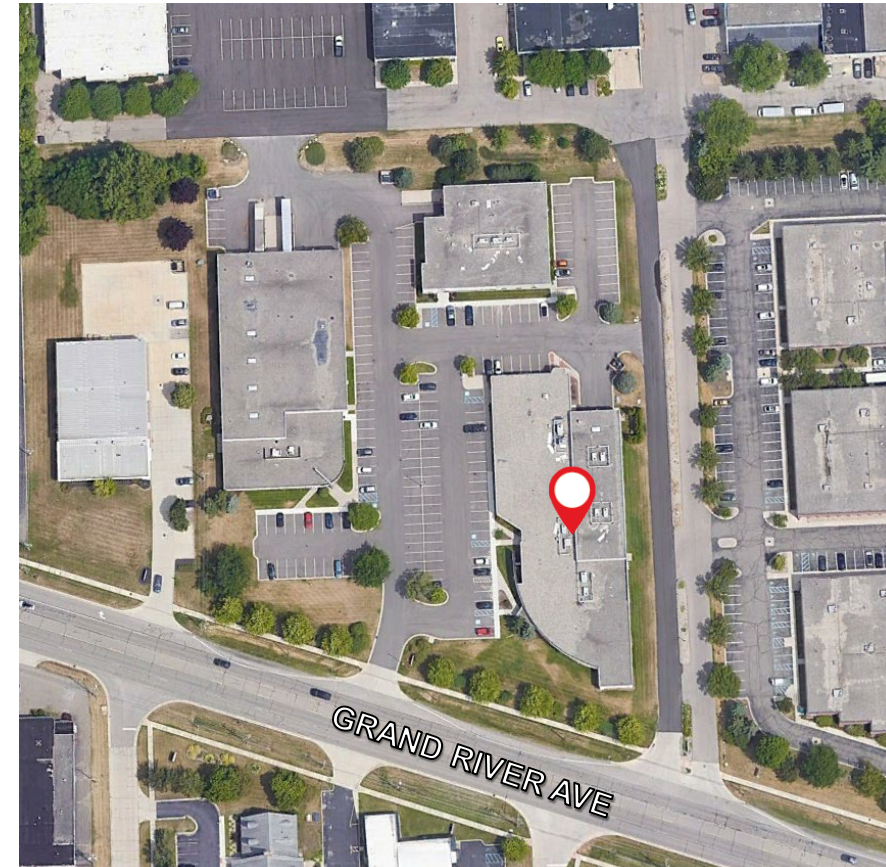
10,200 SF FLEX/OFFICE FOR SALE

40200 Grand River is currently occupied by the existing ownership. Owners will consider a sale-leaseback, or can vacant upon a sale.

PROPERTY HIGHLIGHTS

- Convenient location I-275, I-96, and M5
- Clean and professional corporate image
- Zoned I-1: Light Industrial District
- One (1) overhead door; 2,500 SF of warehouse space

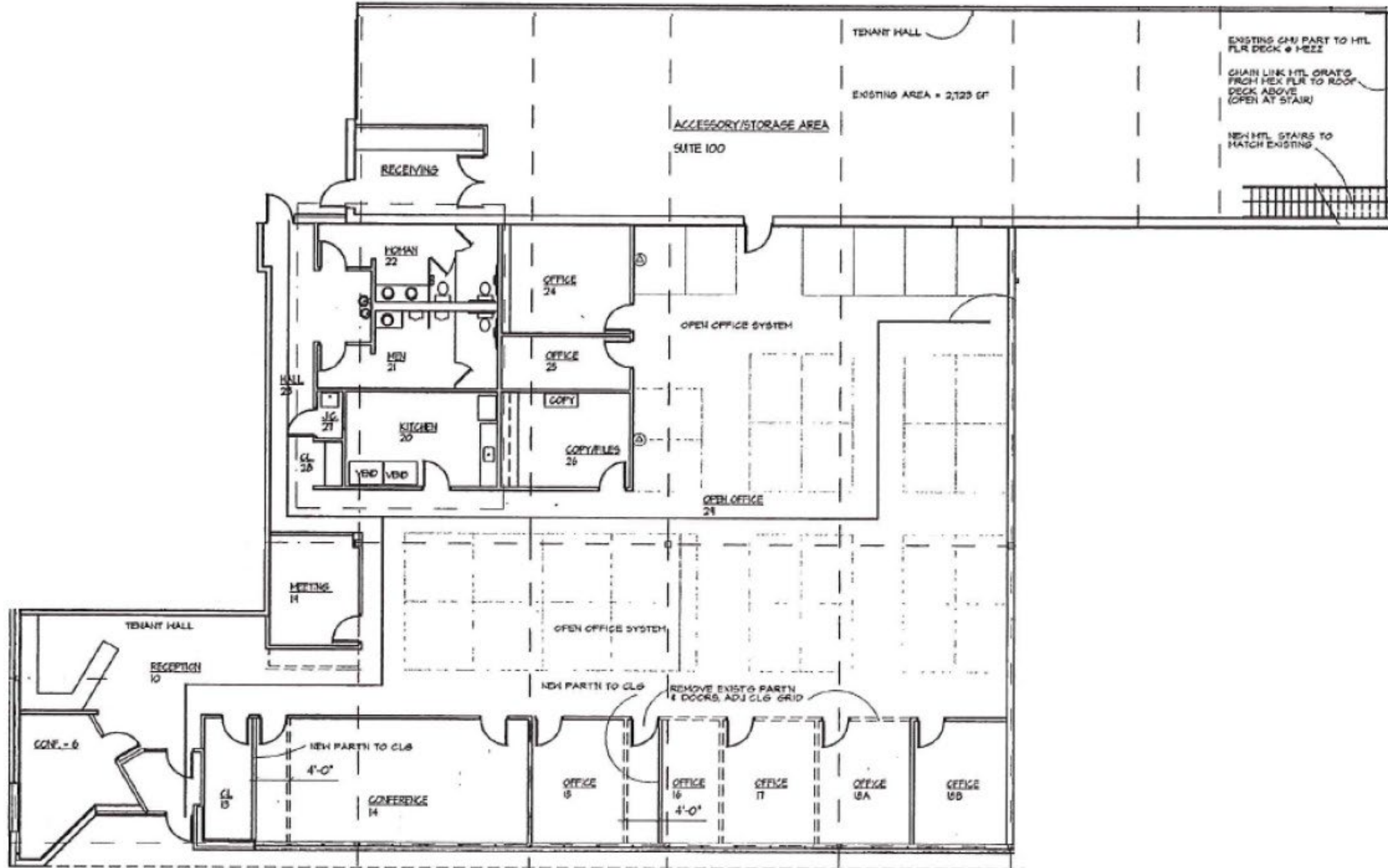
Address	40200 Grand River Ave Novi, MI 48375
Total Building Square Footage	10,200 SF (7,700 SF Office/ 2,500 SF Warehouse)
Total Floors	1
Parking	Shared with adjacent buildings and tenants
Zoning	I-1: Light Industrial District
Year Built	1997
2022 Taxes	\$12,931
Asking Price	\$1,350,000



TRAFFIC COUNTS	
Intersection	Cars Per Day
Grand River Ave & Olde Orchard St E	17,650
Grand River Ave & Bashian Dr E	15,434
Grand River Ave & Olde Orchard St W	16,141

FLOORPLAN

40200 Grand River Ave



LOCATION AERIAL

40200 Grand River Ave



PHOTOS

40200 Grand River Ave



40200 GRAND RIVER AVE

NOVI, MICHIGAN



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