

46035 GRAND RIVER

46001, 46035 & 46039 Grand River, Novi, MI 48375



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 46035 Grand River | Novi, MI 48375

**PROPERTY OVERVIEW**

This three (3) building multi-tenant Industrial complex located at 46001, 46035 & 46039 Grand River allows an Investor to purchase a well-located asset in desirable Novi, Michigan. This property has remained at or near 100% occupancy through out the current ownership's period of holding, and presents significant value-add potential through raising rents to market.

OFFERING SUMMARY

Sale Price:	\$4,250,000
Total Size:	62,000 SF
Price / SF:	\$68.55
Year Built:	1984/1992
Zoning:	CW - City West District

PROPERTY HIGHLIGHTS

- Multi-Tenant Industrial Investment Opportunity.
- Under Market Rents.
- Near 100% Historical Occupancy.
- Located directly across the street from Suburban Collection Showplace.

BUILDING/PROPERTY INFORMATION: 46035 Grand River | Novi, MI 48375

BUILDING INFORMATION

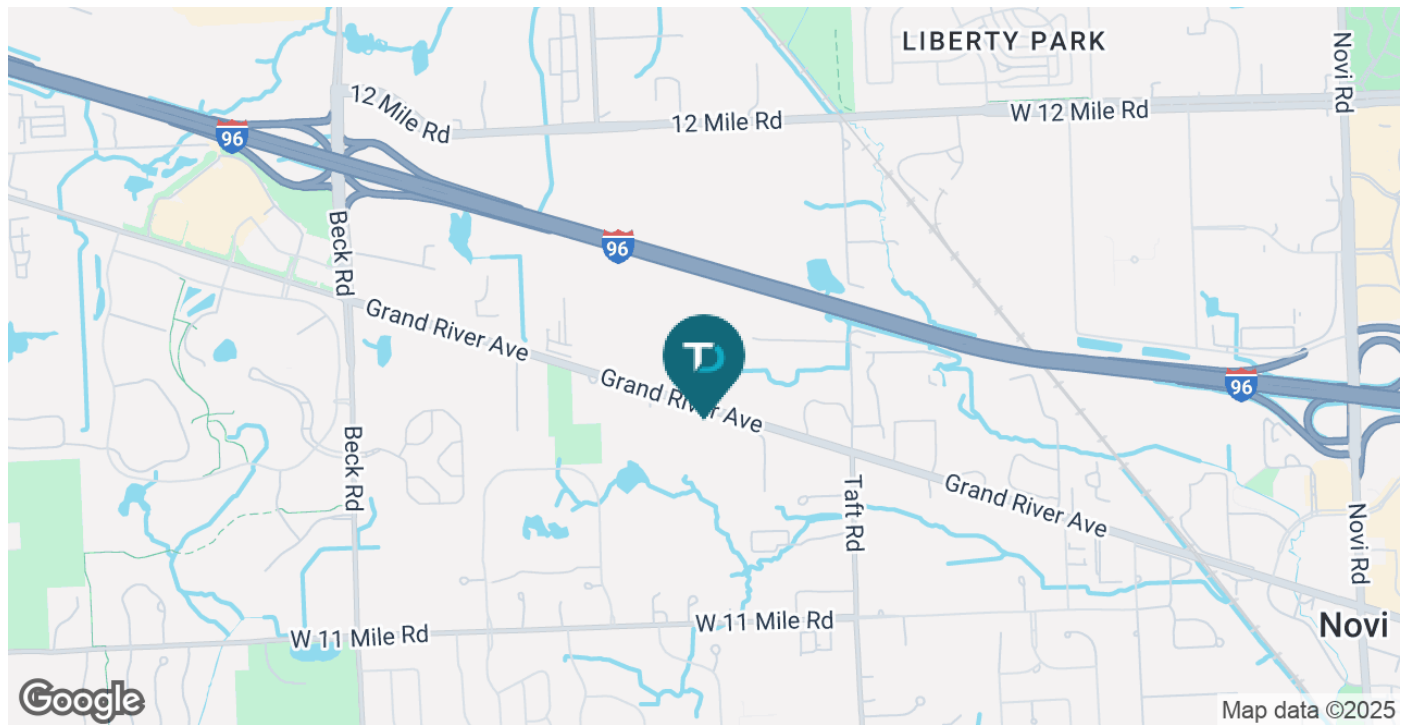
SALE PRICE:	\$4,250,000
Total Portfolio Size:	62,000 SF
Building Sizes:	46001 - 12,552 SF 46035 - 17,214 SF 46039 - 32,224 SF
Year Built:	46001 - 1984 46035 - 1984 46039 - 1992
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer

PROPERTY INFORMATION

Lot Size:	7.67 Acres
Property Type:	Industrial / Flex
Taxes:	2025 Summer - \$32,989.32 2024 Winter - \$12,877.40
Zoning	CW - City West District
2025 Traffic Count:	Grand River - 23,992 I-96 - 154,306
APN:	22-16-451-054 & 22-16-451-005
Parking Spaces:	45

LOCATION INFORMATION

South side of Grand River, east of Beck Road, directly across from the Suburban Collection Showplace.



46001 GRAND RIVER: 46035 Grand River | Novi, MI 48375



46001 GRAND RIVER - BUILDING PHOTO

46035 GRAND RIVER: 46035 Grand River | Novi, MI 48375



46035 GRAND RIVER - BUILDING PHOTO

46039 GRAND RIVER: 46035 Grand River | Novi, MI 48375

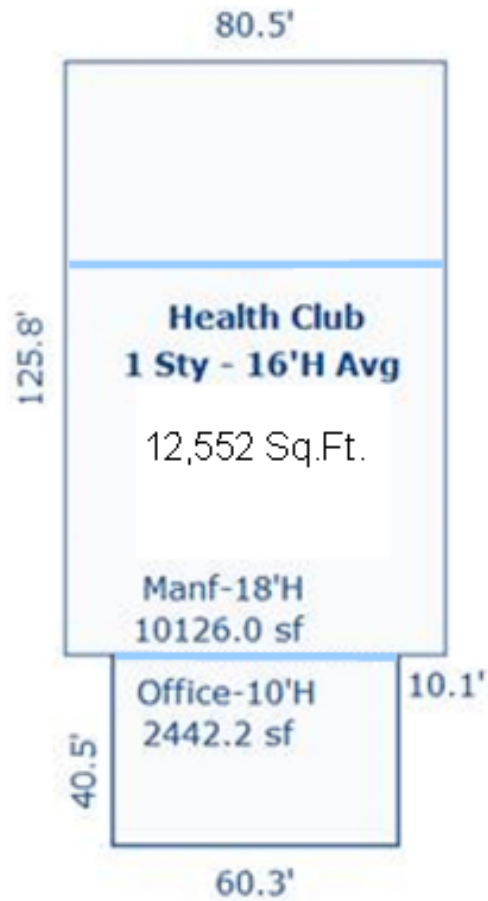


46039 GRAND RIVER - BUILDING PHOTO

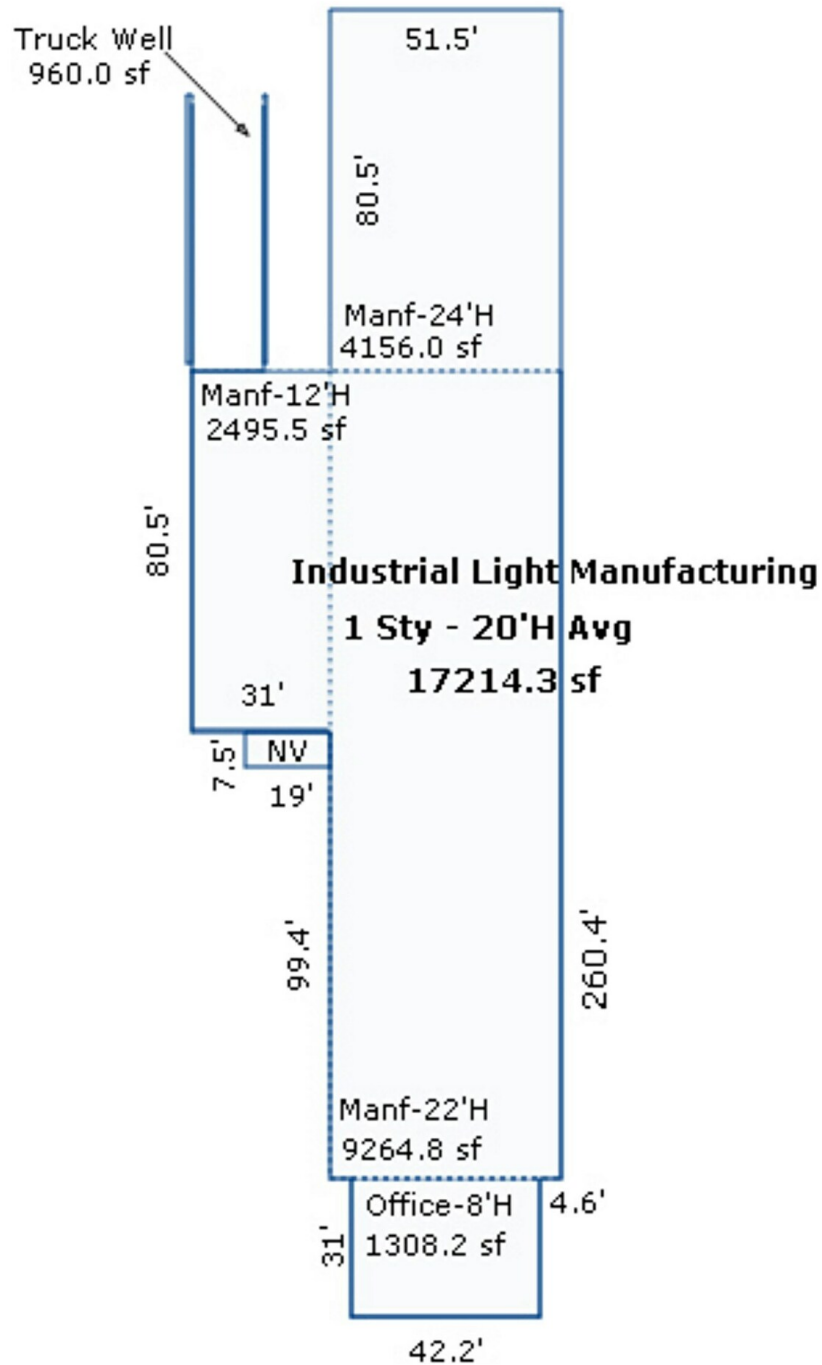
INCOME & EXPENSE: 46035 Grand River | Novi, MI 48375

46035 Grand River Rent Roll							
Income							
Tenant	Rent (annual)	Lease Expiration	Lease Structure	Square Footage	Additional Rent	Rent PSF	Gross Annual
Adams Physical Therapy	\$31,827	8/31/2026	Gross	5569		\$5.72	\$31,827
Cross Fit Novi	\$40,200	6/30/2026	Gross	7000		\$5.74	\$40,200
Raging Cycles	\$55,162	5/30/2026	NNN	13000	\$38,652	\$4.24	\$93,814
Storage	\$9,000	MTM	Gross	4214		\$2.14	\$9,000
Michigan Jaguars FC	\$249,736.00	7/31/2033	Gross	32210		\$7.75	\$249,736.00
				61993			\$424,577.00
Expenses							
Taxes	\$43,343						
Insurance	\$9,507						
Utilities	\$11,250						
CAM	Tenant Handled						
Total	\$64,100						
NOI	\$360,477.00						

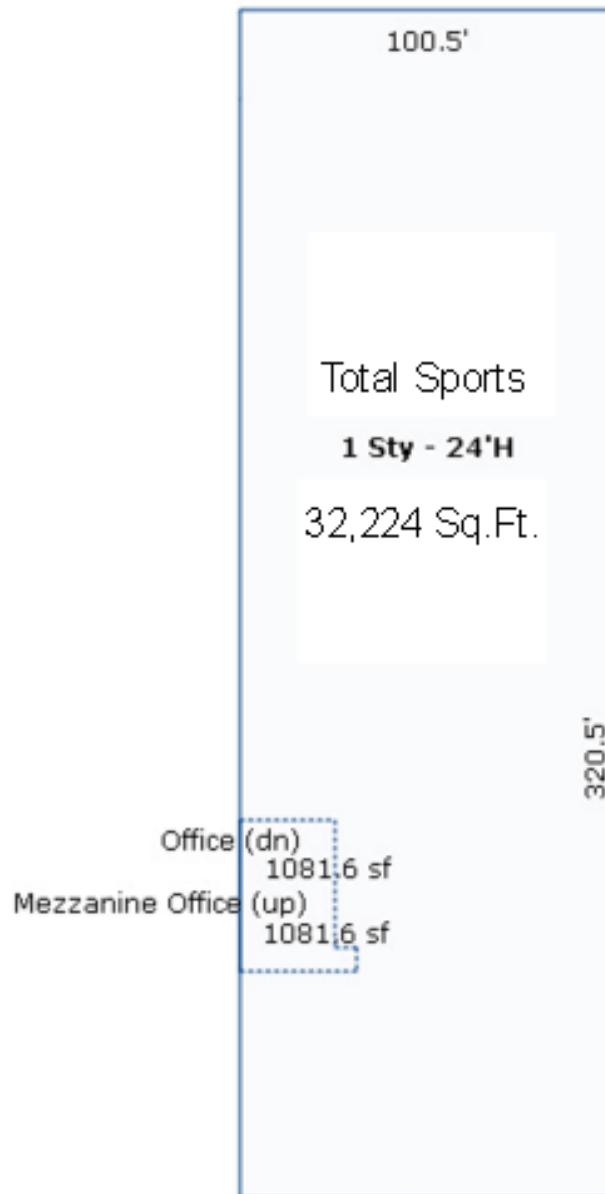
46001 BUILDING SKETCH: 46035 Grand River | Novi, MI 48375



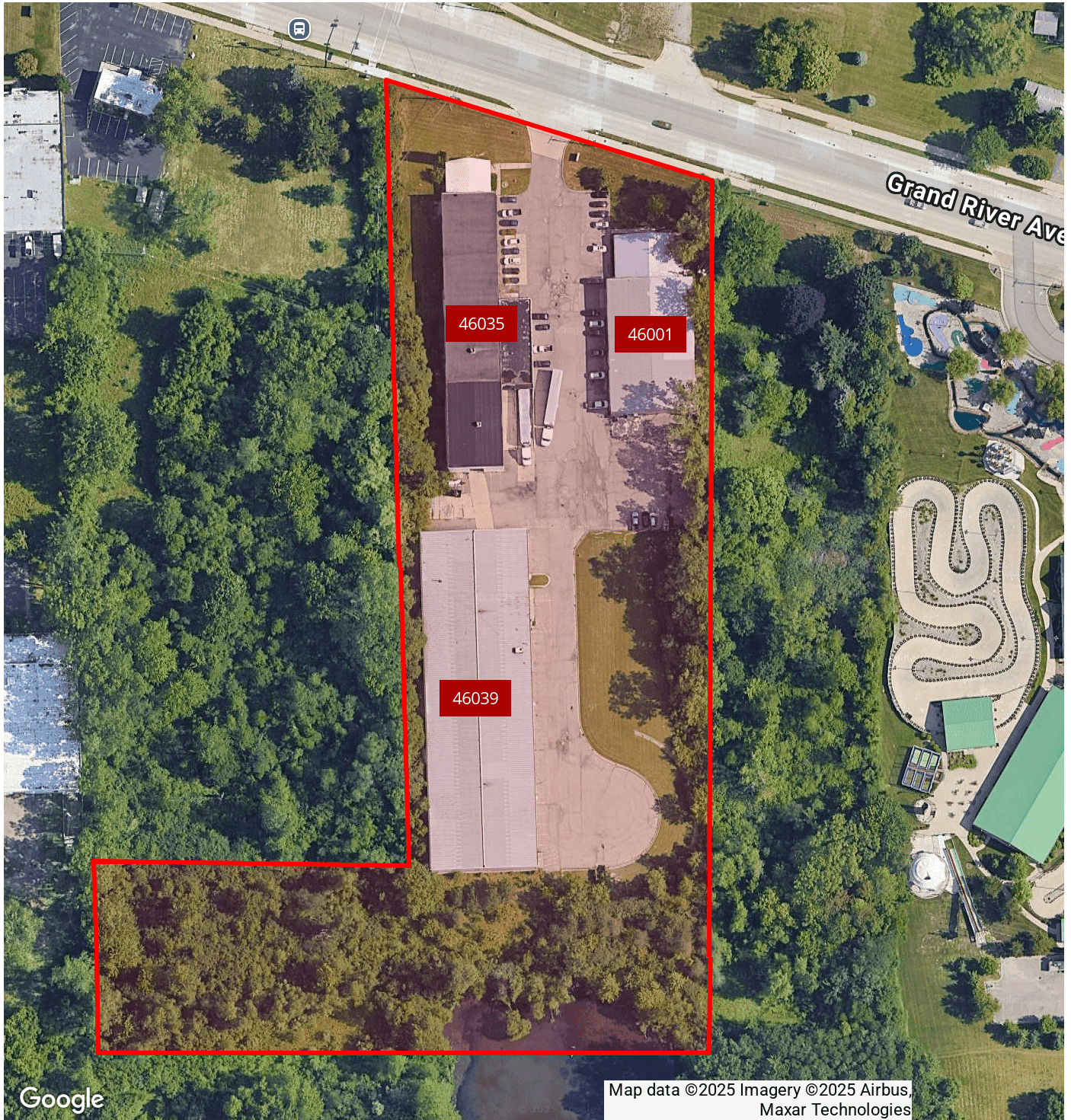
46035 BUILDING SKETCH: 46035 Grand River | Novi, MI 48375



46039 BUILDING SKETCH: 46035 Grand River | Novi, MI 48375



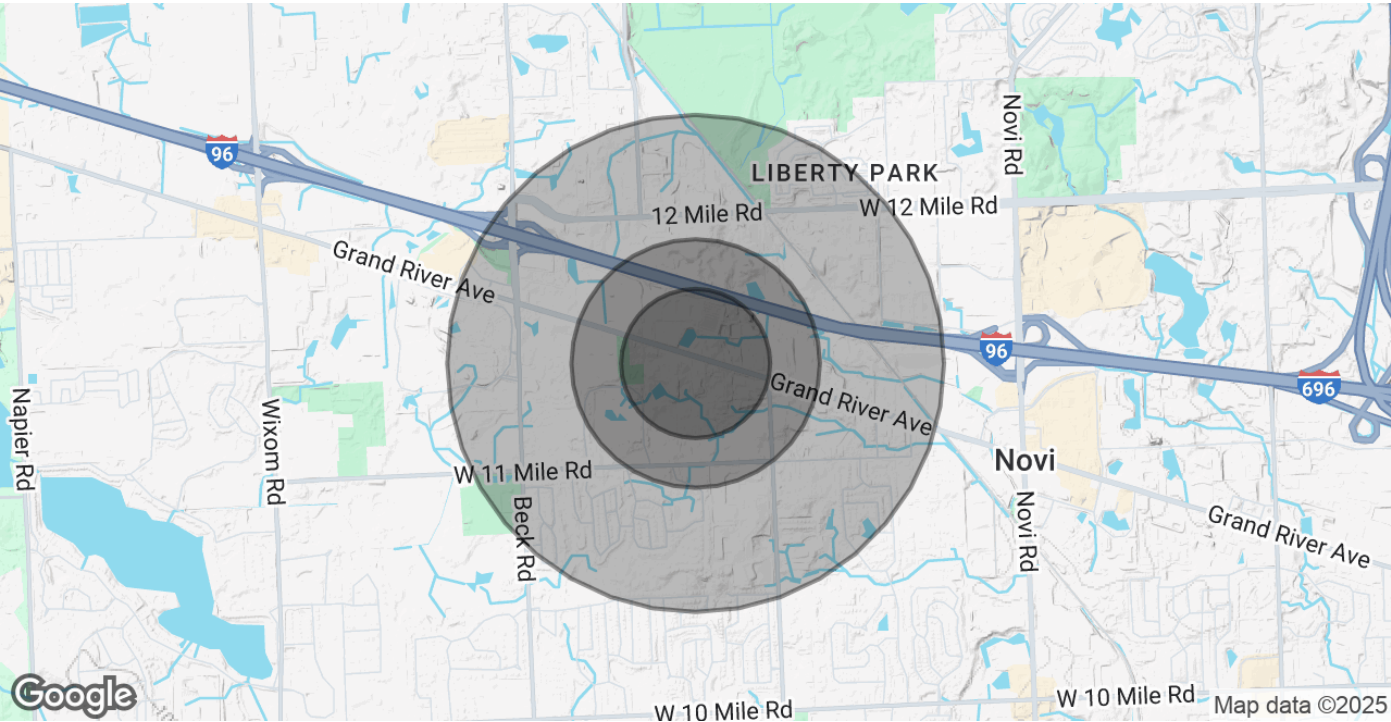
AERIAL MAP: 46035 Grand River | Novi, MI 48375



RETAILER MAP: 46035 Grand River | Novi, MI 48375



DEMOGRAPHICS MAP & REPORT: 46035 Grand River | Novi, MI 48375



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	104	681	4,028
Average Age	40	40	39
Average Age (Male)	41	40	39
Average Age (Female)	39	39	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	37	240	1,444
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$179,830	\$179,579	\$175,249
Average House Value	\$506,048	\$519,558	\$509,924

Demographics data derived from AlphaMap