

Burger

& COMPANY

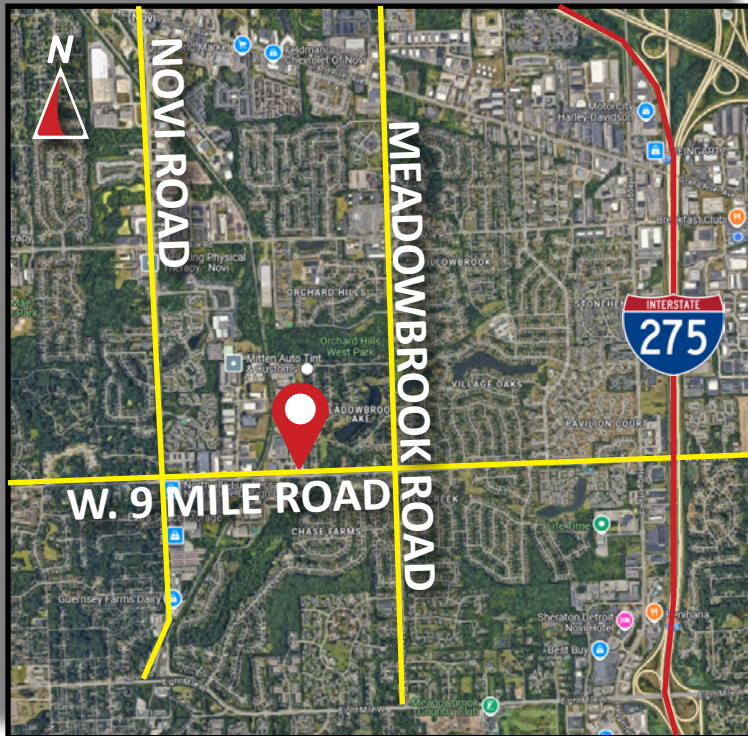
FOR SALE

42300 W. NINE MILE ROAD
Novi, Michigan
40,000 Square Feet



INVESTMENT

- 100% Occupied
- Long term corporate entity with lease options
- 2023 complete remodel
- 2024 new parking lot - \$250,000.00
- New roof 2024
- Contact Broker for details



Burger & Company

248.536.2888

www.burgercollc.com

38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

David Wax

Senior Associate

Cell: 248.891.3440

david@burgercollc.com

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

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BUILDING SPECIFICATIONS

Location	West of Meadowbrook	Total Building Square Feet	40,100 SF
Parcel	22-26-401-024	Square Feet Available	40,100 SF
County	Oakland	Office Square Feet	11,600 SF
Zoning	LI	Warehouse Square Feet	28,500 SF
Lot Size	3 Acres	Year Built	1967/2023
Construction	Block	Roof	Flat
Clear Height	Up To 26'	Dock Doors	No
Cranes	Three (3) 1 ton Three (3) 5 Ton	Grade Level Doors	Three (3) 18' One (1) 12'
Lighting	LED	Power	Heavy
Heating	Gas Radiant	Sprinklers	Yes
Warehouse A/C	No	Railroad	No
Buss Duct	Yes	Signage	No
Parking	130 Spaces	Restrooms	Office - 4 / Warehouse -1
Floors	Concrete	Freestanding	Yes
Lot Dimensions	360' x 360'	Property Taxes	\$31,826/\$.80 PSF

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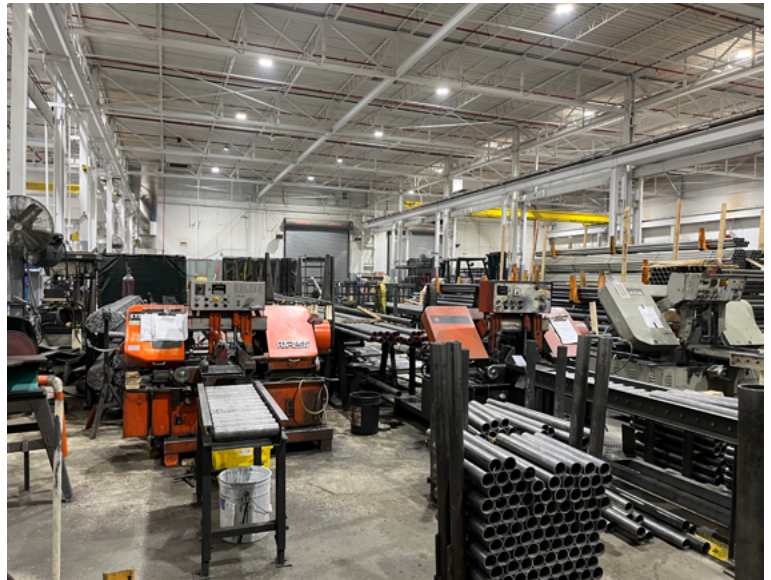
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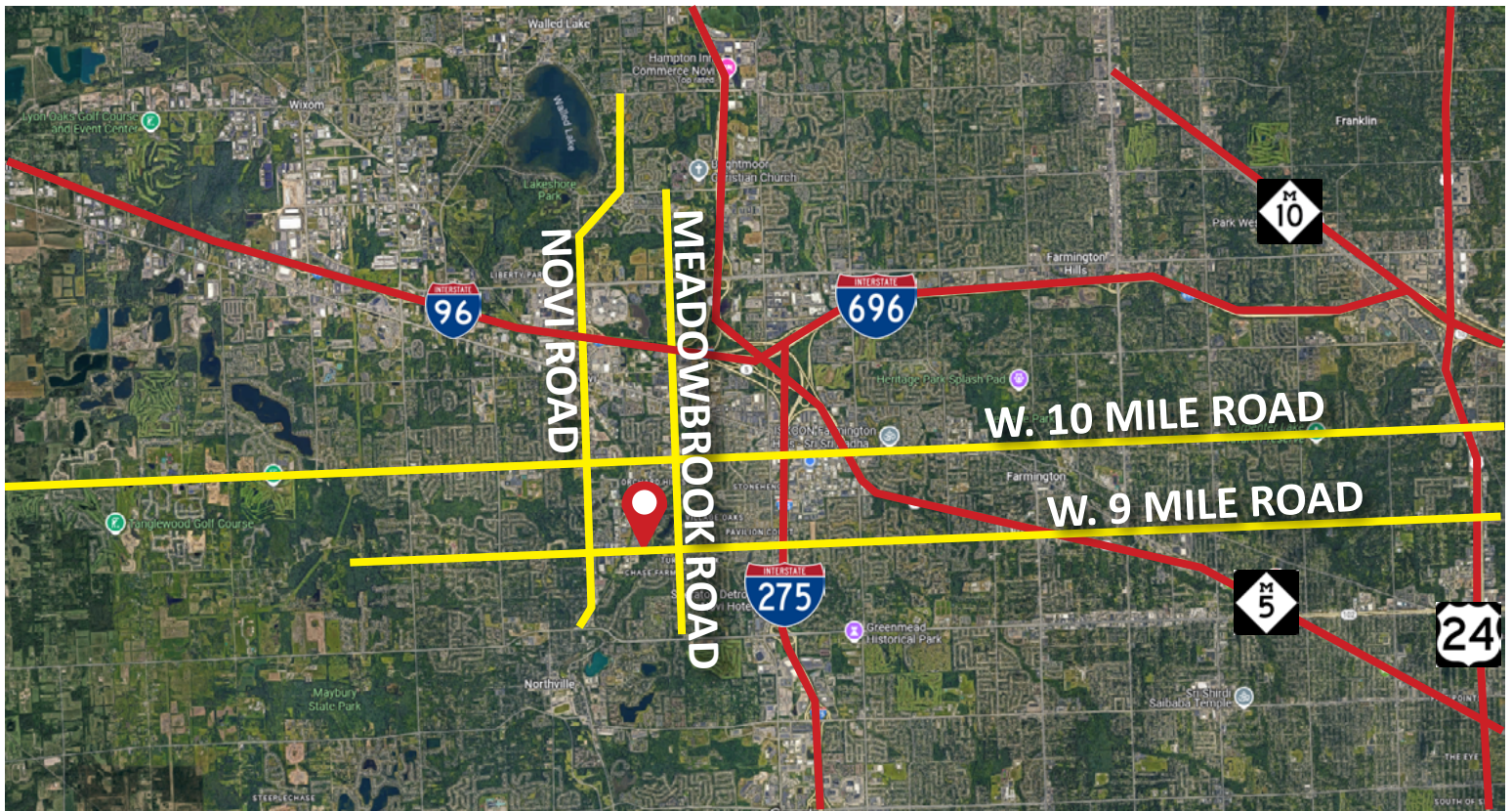
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