

# MIXED-USE INVESTMENT OPPORTUNITY MEDICAL OFFICE

## FOR SALE



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## Mixed Use Medical Office

42350 Grand River Avenue  
Novi, Michigan 48375

### Property Description

NAI Farbman is proud to offer a compelling mixed-use investment opportunity at 42350 Grand River Avenue in Novi, Michigan. Built in 1995 and significantly renovated in 2021, this 37,260-square-foot property presents investors with a value-add opportunity in a highly desirable suburban Detroit corridor. Currently anchored by GR Medical on a long-term triple-net lease, this property could be a strategic owner-operator purchase or investor opportunity to reposition into the future.

### Property Highlights

- Long-Term Credit Tenant
- Significant Leasing Upside
- Core Novi Location
- Strong Local Demographics

### OFFERING SUMMARY

Sale Price:	TBD By Market
Number of Buildings:	1
Building Size:	37,260 SF
Occupancy:	44.28%
Year Built:	1995
Year Renovated:	2020
Class:	B



Commercial Real Estate Services, Worldwide.

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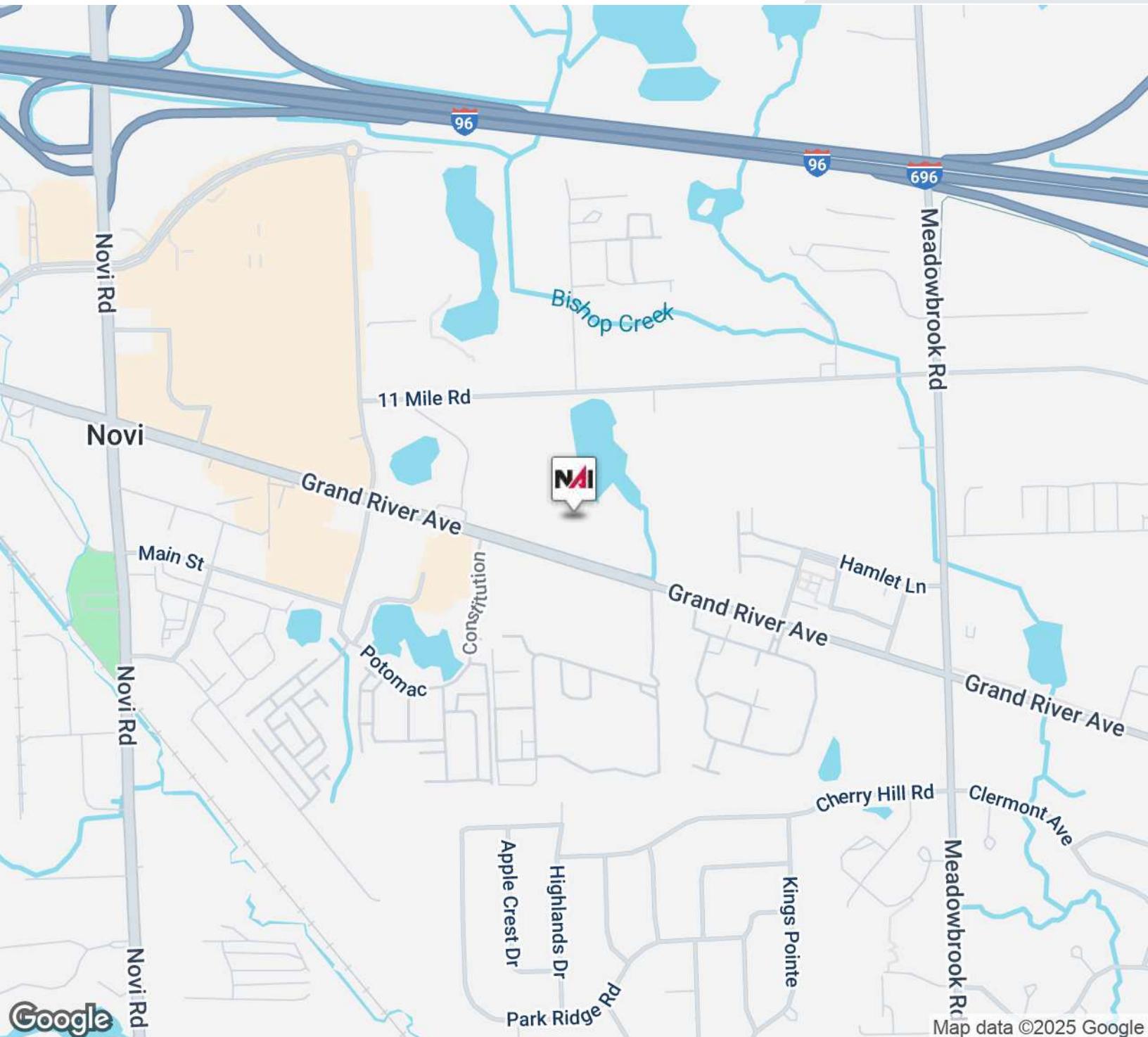
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