

# MIXED-USE INVESTMENT OPPORTUNITY MEDICAL OFFICE



## FOR SALE

[Click Here for Property Website](#)



## 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



# MIXED-USE INVESTMENT OPPORTUNITY MEDICAL OFFICE



## FOR SALE



Commercial Real Estate Services, Worldwide.

[www.naifarbman.com](http://www.naifarbman.com)

### Todd Szymczak

EVP of Investment Sales | 248.351.6315  
[szymczak@farbman.com](mailto:szymczak@farbman.com)

### Alis (Manoogian) Babi, CCIM

Assistant Vice President | 248.351.4370  
[babi@farbman.com](mailto:babi@farbman.com)

### Mario Giglio III

Assistant Vice President | 248.302.0127  
[giglio@farbman.com](mailto:giglio@farbman.com)

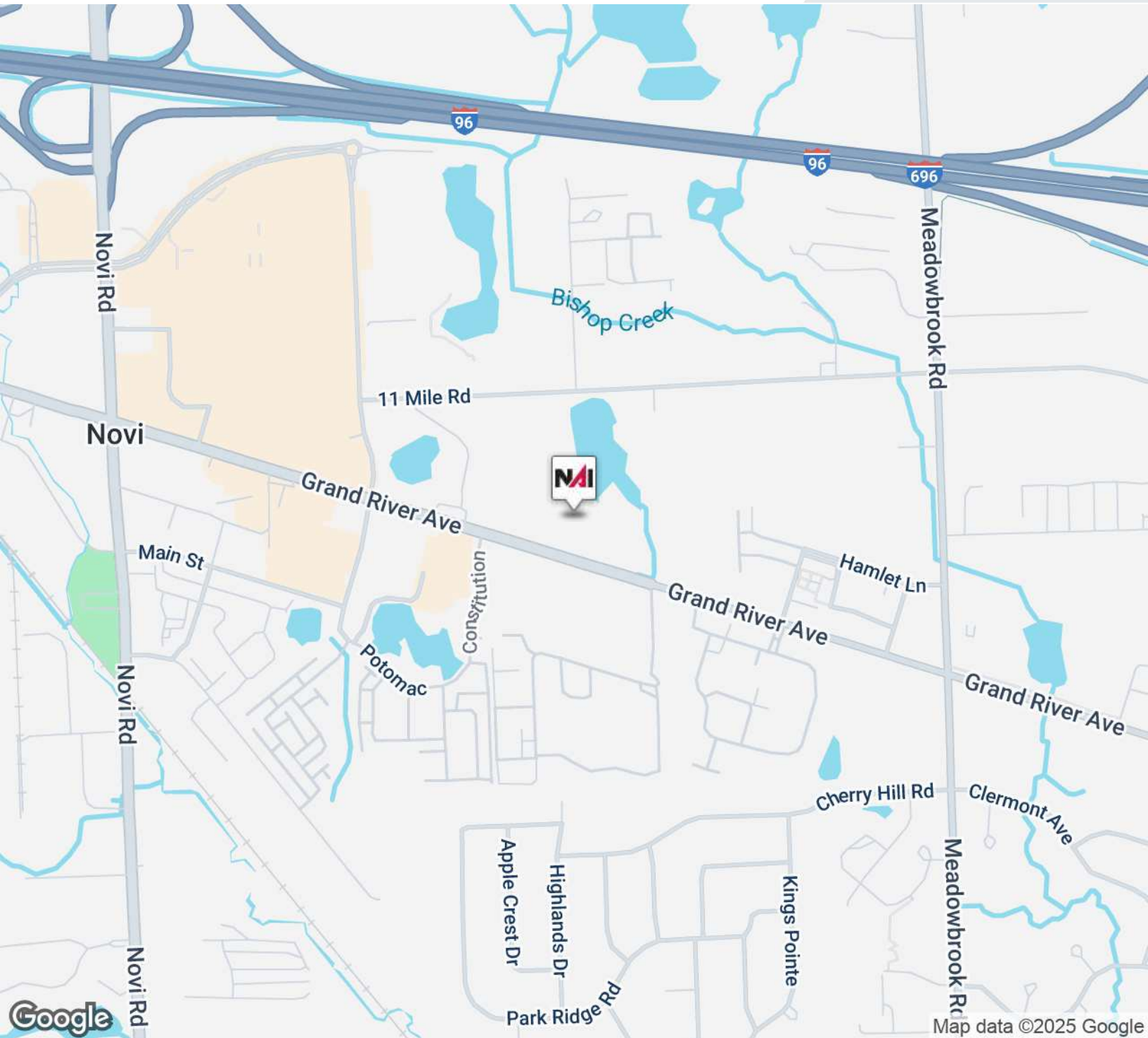
NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.



# MIXED-USE INVESTMENT OPPORTUNITY MEDICAL OFFICE



## FOR SALE



Commercial Real Estate Services, Worldwide.

[www.naifarbman.com](http://www.naifarbman.com)

### Todd Szymczak

EVP of Investment Sales | 248.351.6315  
[szymczak@farbman.com](mailto:szymczak@farbman.com)

### Alis (Manoogian) Babi, CCIM

Assistant Vice President | 248.351.4370  
[babi@farbman.com](mailto:babi@farbman.com)

### Mario Giglio III

Assistant Vice President | 248.302.0127  
[giglio@farbman.com](mailto:giglio@farbman.com)

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.