

SELF STORAGE



FOR SALE

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2630 East Grand River Avenue

Howell, Michigan 48843

Property Highlights

- Prime Storage Solutions Facility located at 2630 E Grand River Ave, Howell, Michigan, operating as a self-storage facility with approximately 31% current occupancy, presenting a clear value-add opportunity for investors.
- The property consists of a 43,858-square-foot building situated on 4.23 acres, providing a large footprint with the potential for operational growth and improved stabilization.
- Recently renovated in 2023, ownership invested capital into improving the facility and repositioning it for continued self-storage use.
- The property benefits from strong frontage along Grand River Avenue, one of the primary commercial corridors serving the Howell and Livingston County markets.
- Located within close proximity to Interstate 96, the property provides strong regional connectivity to Brighton, Novi, Lansing, and the greater Metro Detroit area.
- The site offers ample land coverage and convenient access, supporting efficient storage operations and customer circulation.

OFFERING SUMMARY

Sale Price:	\$3,950,000.00
Lot Size:	4.23 Acres
Building Size:	43,858 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,438	11,430	18,359
Total Population	3,529	27,344	46,279
Average HH Income	\$99,370	\$101,566	\$109,788

[VIEW PROPERTY VIDEO](#)

NAI Farbman

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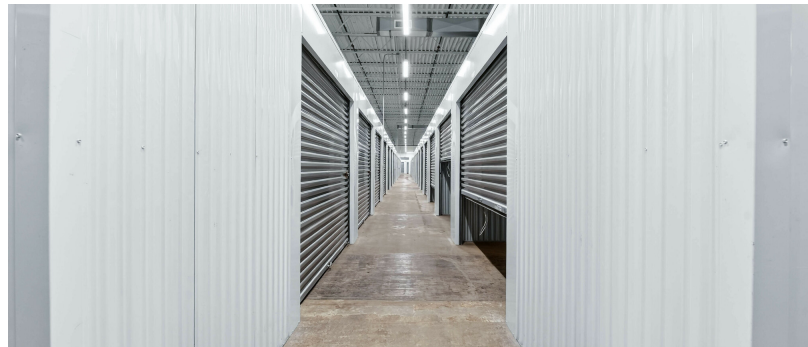
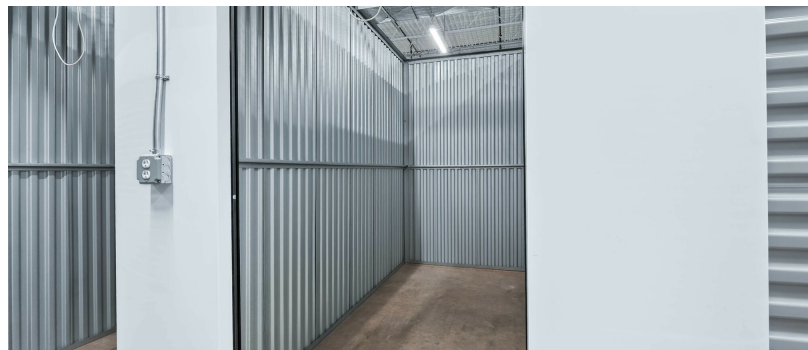
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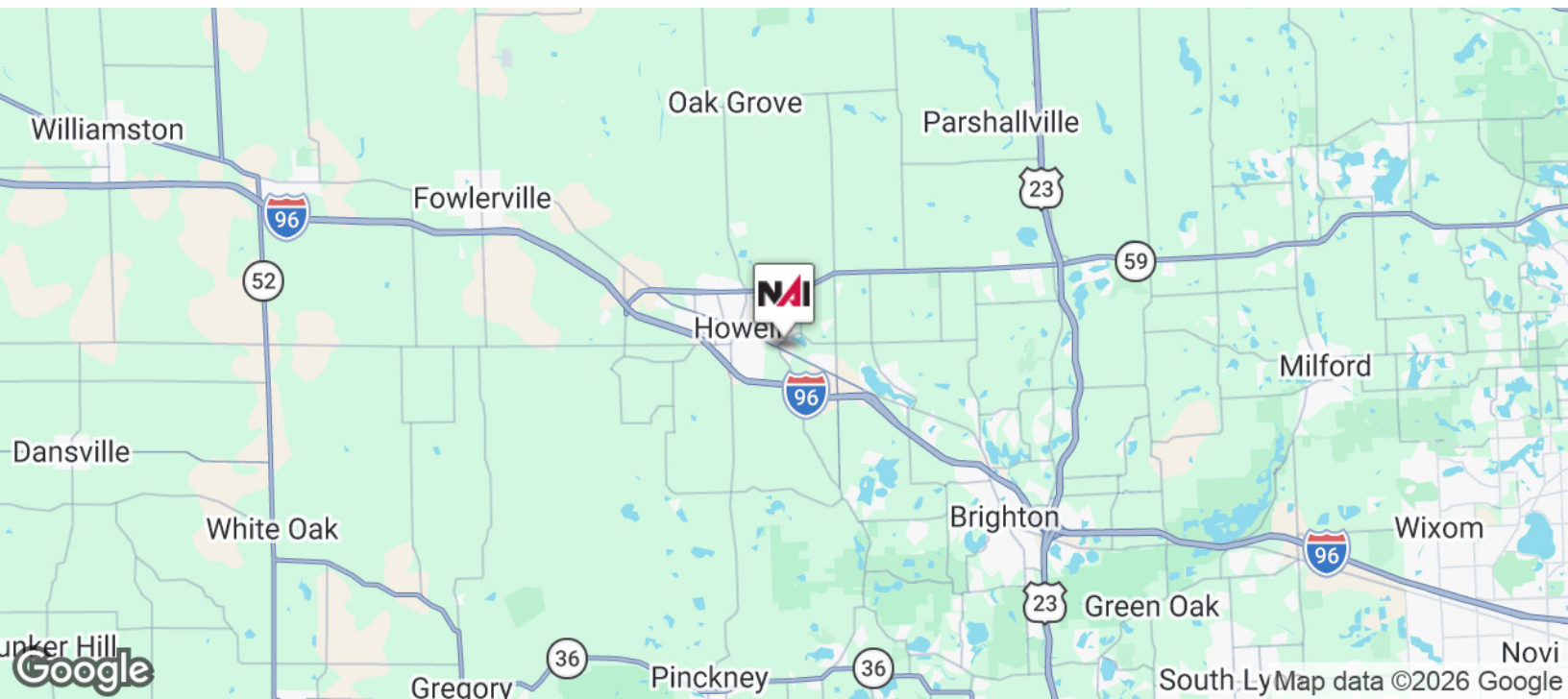
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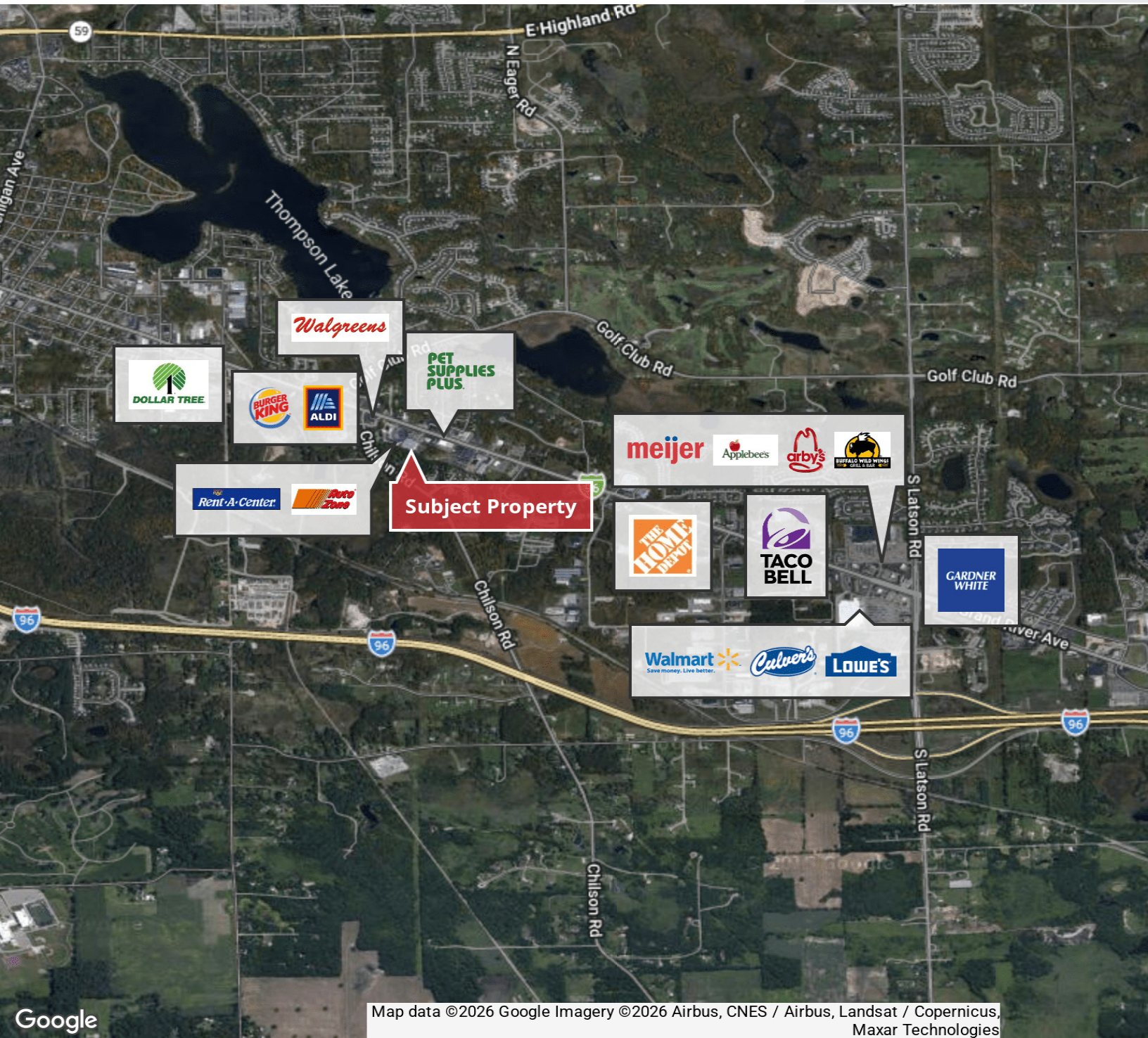
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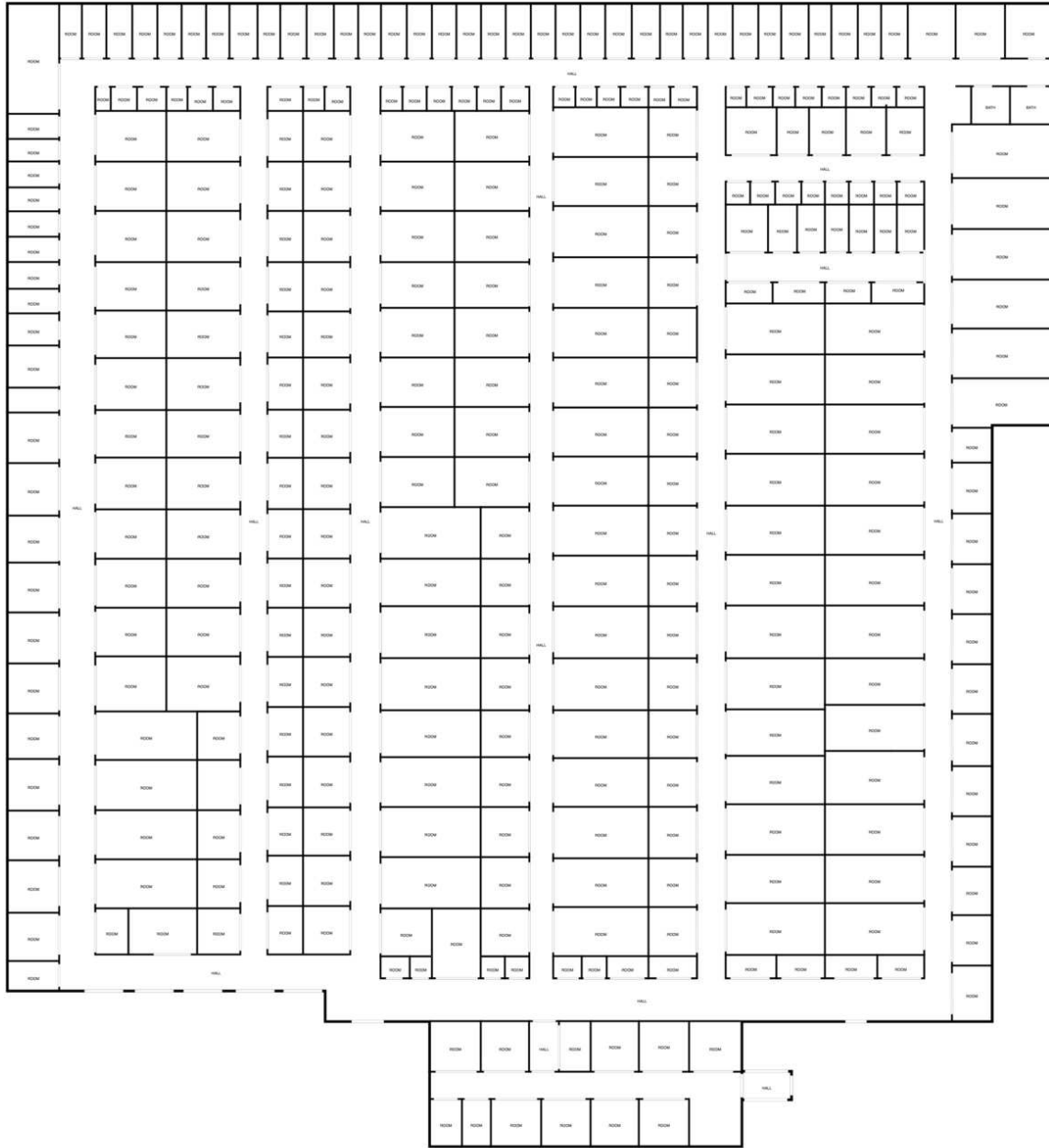


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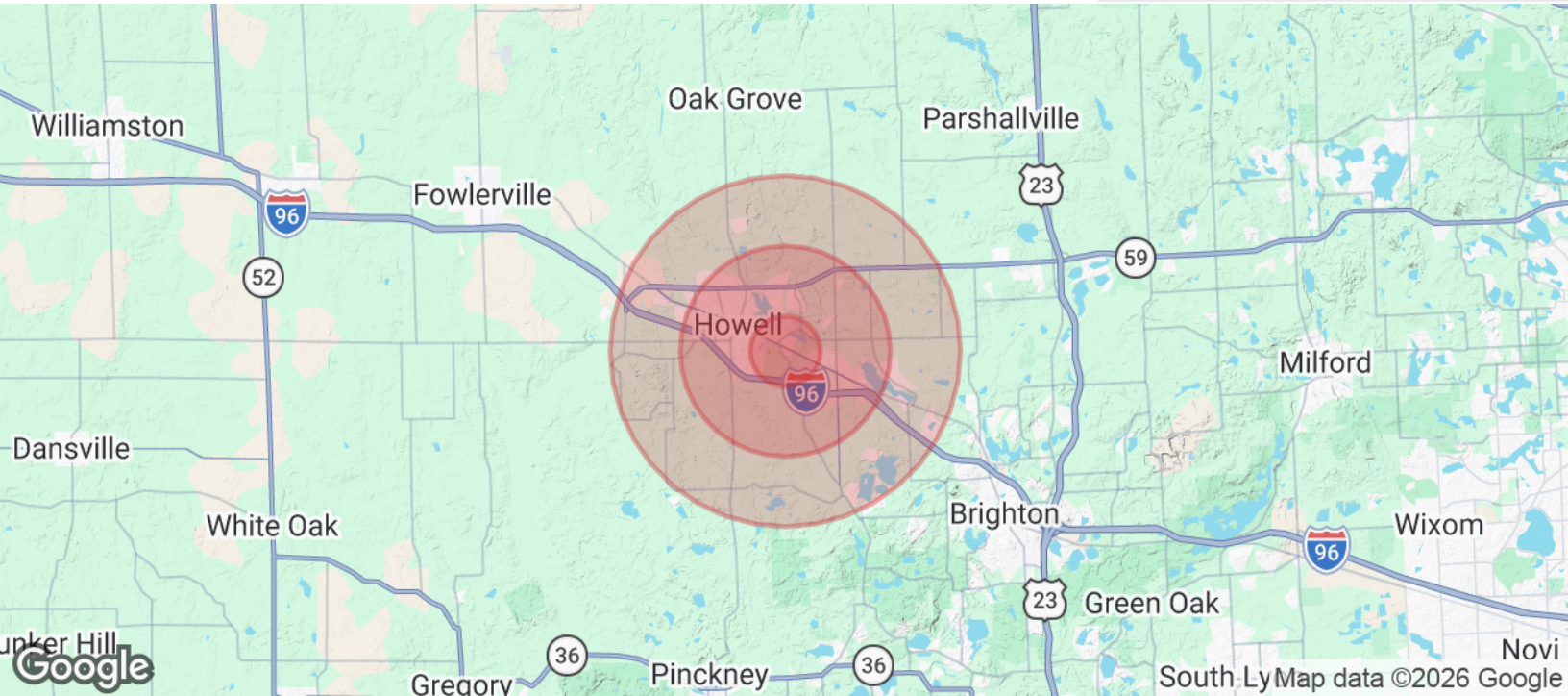


MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,529	27,344	46,279
Average Age	40.0	40.6	42.1
Average Age (Male)	38.1	37.3	39.0
Average Age (Female)	41.0	42.5	44.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,438	11,430	18,359
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$99,370	\$101,566	\$109,788
Average House Value	\$288,101	\$305,672	\$325,775

2023 American Community Survey (ACS)



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