

# Former Plaza Hotel

272,000 SF Building on 9.03 Acres

Bankruptcy  
Sale Bid Process  
Under Way

16400 J L Hudson Drive  
Southfield, MI 48075

Located Directly Across Northland City Center



**The Sapphire**  
Apartment Building  
313 Units

North Park Towers  
Apartment Building  
310 Units

**Ascension**  
Providence Hospital



Planned 100 Acre Mixed-Use  
Development with Costco  
Business Center, 1,500 Luxury  
Lofts and Townhouses (2,500+  
Residents), Retail, Hotel,  
Entertainment, Medical, and  
Office

**COSTCO**  
BUSINESS CENTER  
Now Open

Dedicated Park  
& Green Space

John C Lodge Fwy 81,034 VPD

# Former Plaza Hotel

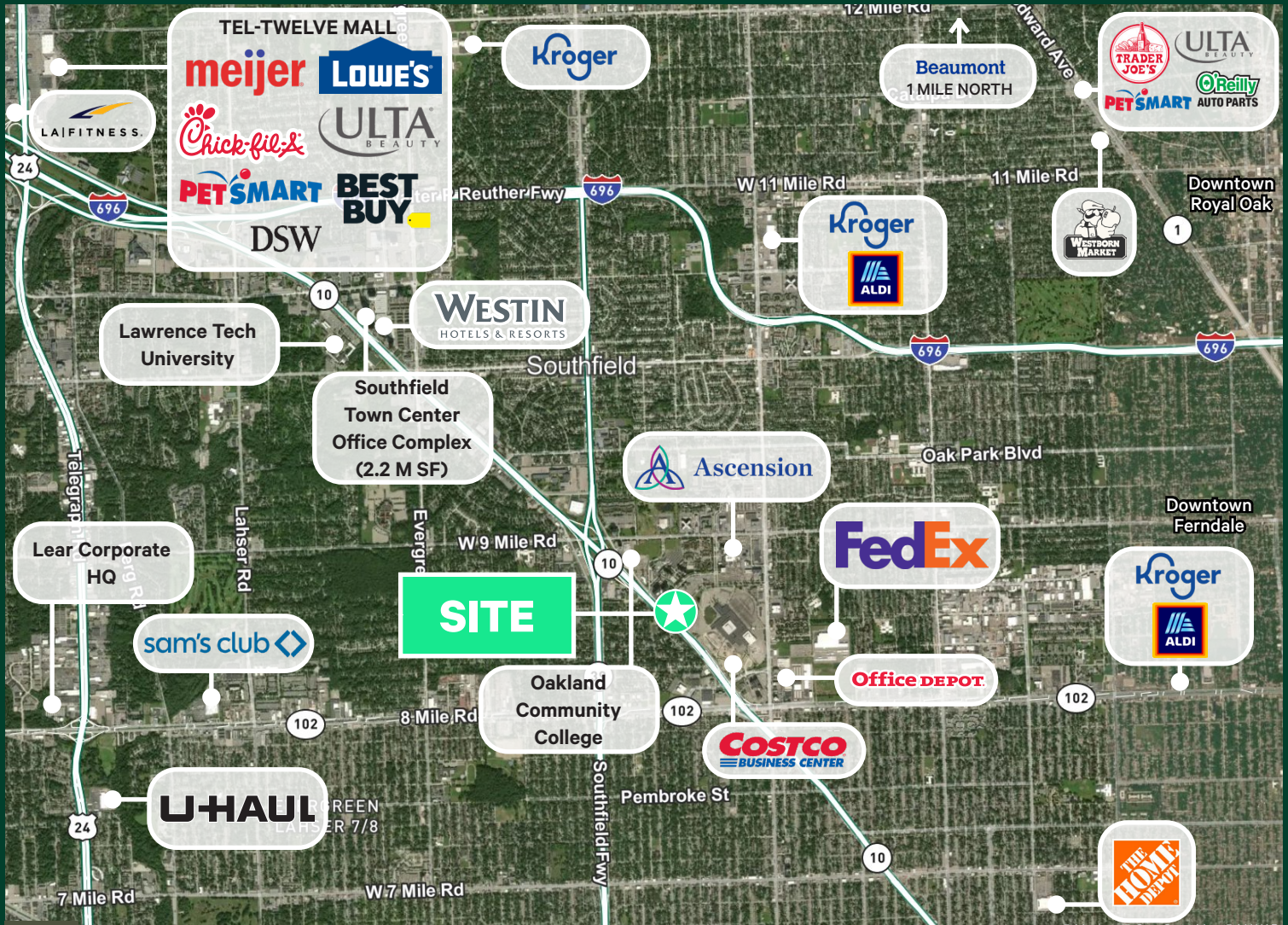
16400 J L Hudson Dr | Southfield, MI 48075

# For Sale

## Property Highlights

- + Former Hotel and Banquet Center; possible renovation for hotel, apartments, or other uses
- + 272,000 SF available for sale
- + Situated on 9.03 acres of land
- + Prime location off M-10 and Eight Mile Road, direct access to I-696, M-10, and M-39
- + Zoning: ODD #6 (Overlay Development District)
- + Close proximity to Ascension Providence Hospital Campus
- + Nearby retailers include Costco, Planned Food Hall, Planned IMAX Movie Theater, Aldi, Home Depot, Sam's Club, and many more
- + **See Last Page for Assumable Debt Possible**
- + **See Last Page for Minimum Bid Terms**

## Macro Aerial



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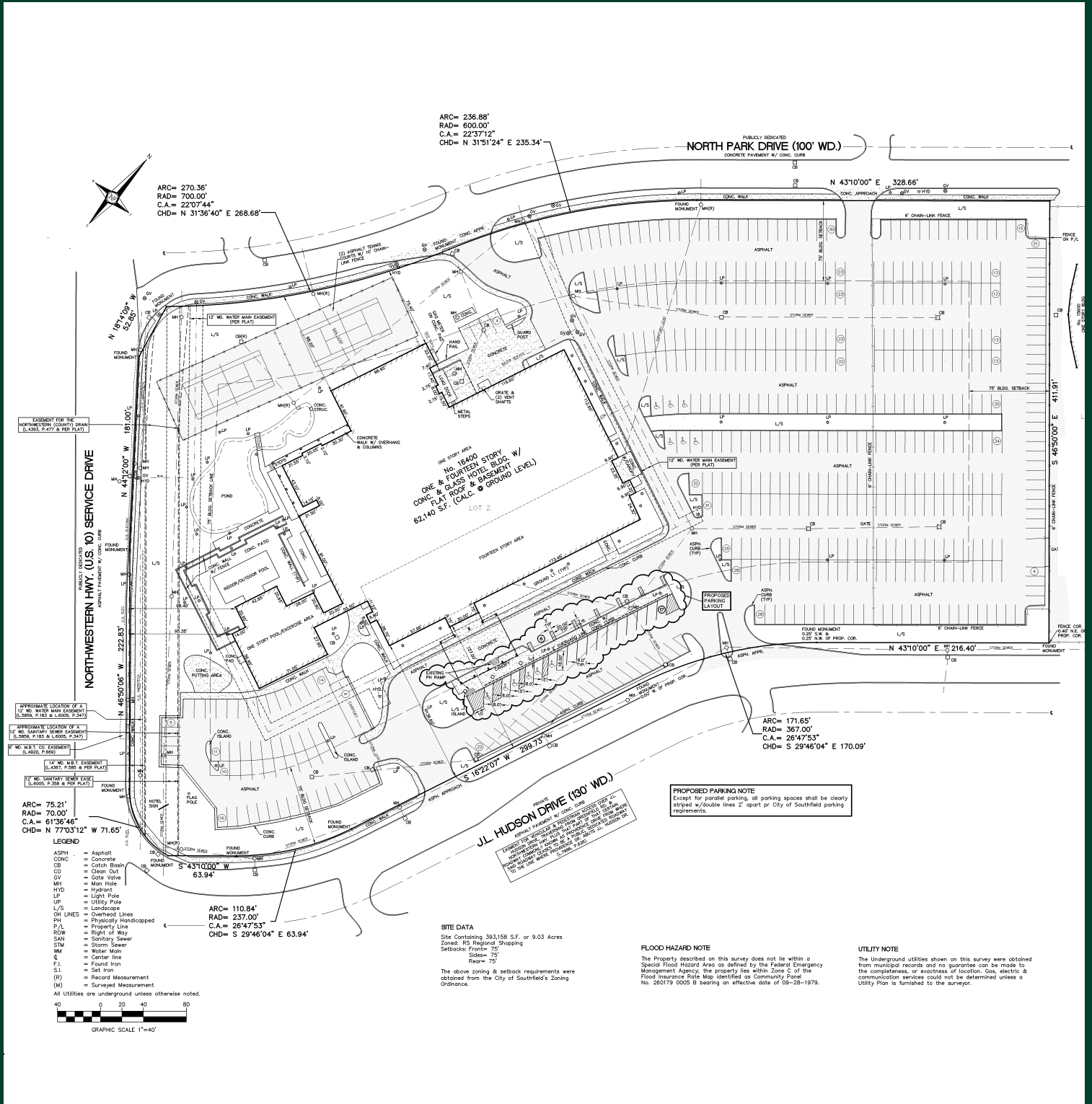
# For Sale

# Micro Aerial



2023 Demographics	1 Mile	3 Miles	5 Miles
Population	13,808	141,936	371,208
Number of Households	6,281	58,229	157,707
Average Household Size	2.19	2.40	2.33
Average Household Income	\$69,950	\$71,958	\$82,300
Daytime Population	15,902	142,048	368,190

# Survey



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# Property Photos



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# Term Sheet

- + Purchase Price: \$3,200,000 Minimum
- + EMD: \$125,000 Minimum
- + Due Diligence: 90 days or less
- + Bid Deadline: August 5th, 2024 at 5pm (Due Date for Bids and Deposits)
- + Assumable Debt of ~\$2.1M is available towards purchase price and forgivable upon proof of ~ \$2.1M in improvements to the site. Copies of terms available upon request
- + Sale is subject to bankruptcy court approval and copies of bidding procedures will be provided upon request



## Contact Us

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