

## 25800 - 25806 NOVI ROAD

Novi, MI 48375



# FOR SALE/LEASE

EXCLUSIVELY LISTED BY:

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**OFFERING SUMMARY:** 25800 - 25806 Novi Road | Novi, MI 48375

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**PROPERTY OVERVIEW**

Industrial/Office Buildings with frontage on Novi Road.

**OFFERING SUMMARY**

Sale Price:           WAS \$1,690,000.00  
                          NOW: \$1,375,000.00

Building Size:       25800 = 1,387 SF  
                          25802 = 5,600 SF  
                          25806 = 6,200 SF  
                          (13,187 SF Total)

**PROPERTY HIGHLIGHTS**

- Retail/Industrial/Office Buildings with Novi Road frontage.
- Located in the heart of Novi's business district.
- Immediate access to I-96.
- Approximately .95 Total Acres.

## 25800 & 25802 BUILDING INFORMATION

### 25800 - BUILDING INFORMATION

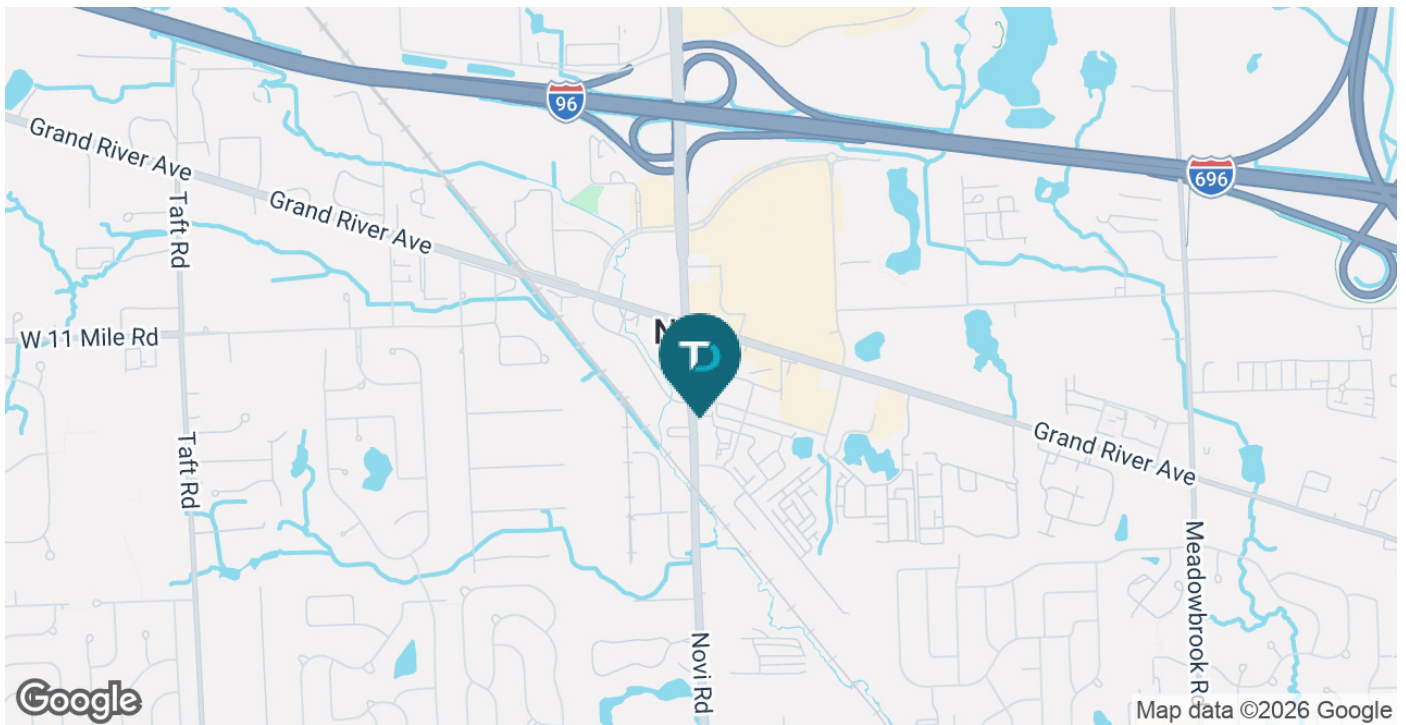
|                   |                                                      |
|-------------------|------------------------------------------------------|
| Building Size:    | 1,381 SF                                             |
| Number of Floors: | 1                                                    |
| Ceiling Height:   | 12'                                                  |
| Utilities:        | Municipal Water & Sanitary Sewer                     |
| Zoning:           | TC-1 Town Center-1                                   |
| Availability:     | LEASED at \$1,900.00/mth<br>Lease expires 12/31/2026 |

### 25802 - BUILDING INFORMATION

|                   |                                 |
|-------------------|---------------------------------|
| Building Size:    | 5,600 SF / 2 Story              |
| Number of Floors: | 2                               |
| Drive-Ins:        | 3 -10' High                     |
| Power:            | 400a/220v                       |
| Ceiling Height:   | 14'                             |
| Zoning:           | TC-1 Town Center-1              |
| Lease Rate:       | \$3,900/MO<br>Gross + Utilities |

### LOCATION INFORMATION

Located on the east side of Novi Road, just south of Grand River Avenue.



## 25806 - BUILDING/PROPERTY INFORMATION

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### 25806 - BUILDING INFORMATION

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Building Size:    | 6,200 SF / Single Story                             |
| Number of Floors: | 1                                                   |
| Drive-Ins:        | 2 Total                                             |
| Ceiling Height:   | 13'                                                 |
| Utilities:        | Municipal Water &<br>Sanitary Sewer                 |
| Zoning:           | TC-1 Town Center-1                                  |
| Lease Rate:       | Showroom: 3,200 SF<br>\$3,600/MO Gross + Utilities  |
|                   | Warehouse: 3,000 SF<br>\$3,000/MO Gross + Utilities |
|                   |                                                     |



## BUILDING PHOTOS

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25800 Novi Road



25800 Novi Road

## BUILDING PHOTOS

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25802 Novi Road



25802 Novi Road



25802 Novi Road



25802 Novi Road

## BUILDING PHOTOS

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**25802 INTERIOR PHOTOS:** 25800 Novi Road | Novi, MI 48375

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25802 Novi Road



25802 Novi Road



25802 Novi Road

**25802 INTERIOR PHOTOS:** 25800 Novi Road | Novi, MI 48375

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25802 Novi Road



25802 Novi Road



25802 Novi Road



25802 Novi Road

## 25806 INTERIOR PHOTOS

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25806 Novi Road



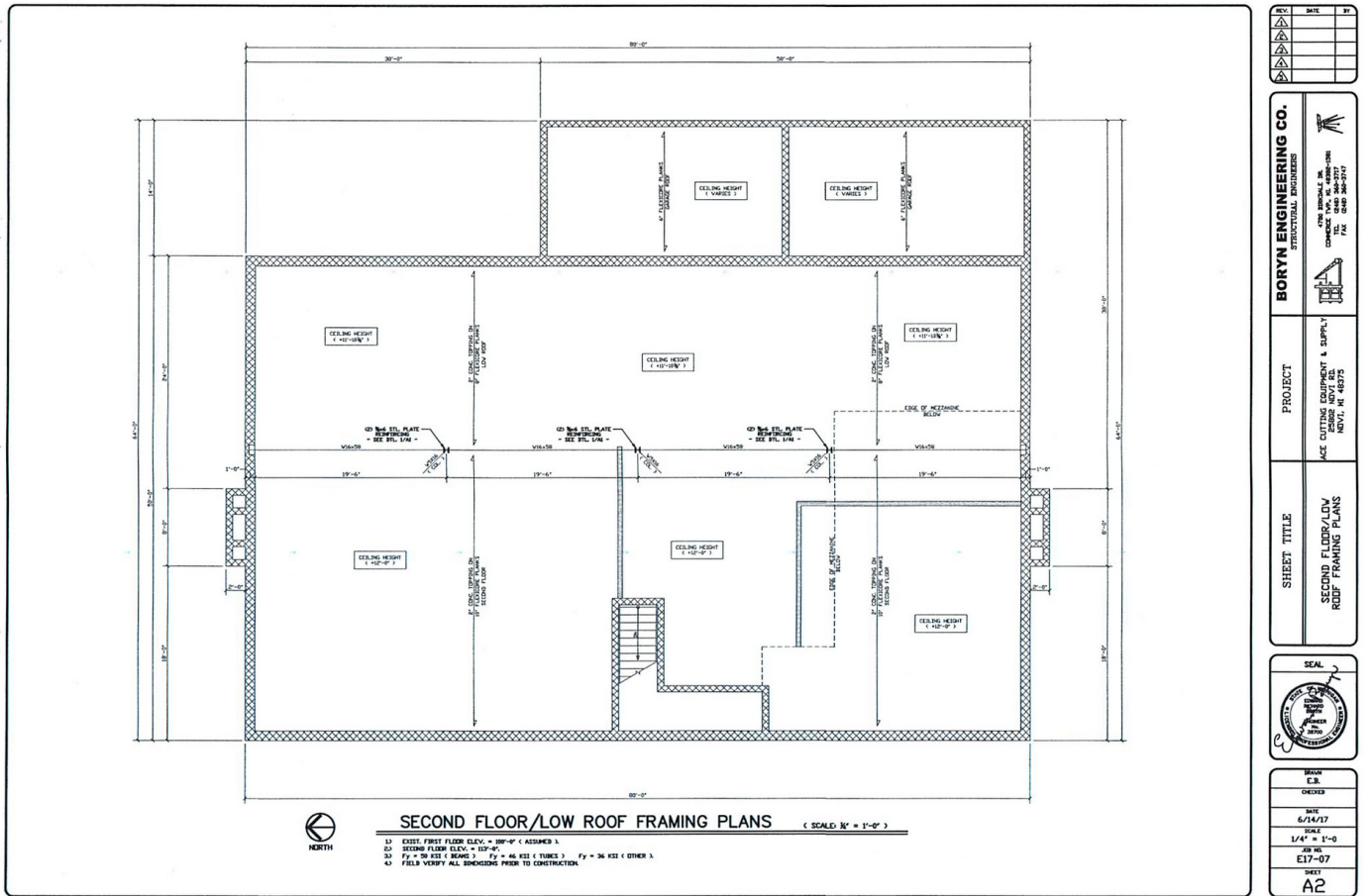
25806 Novi Road



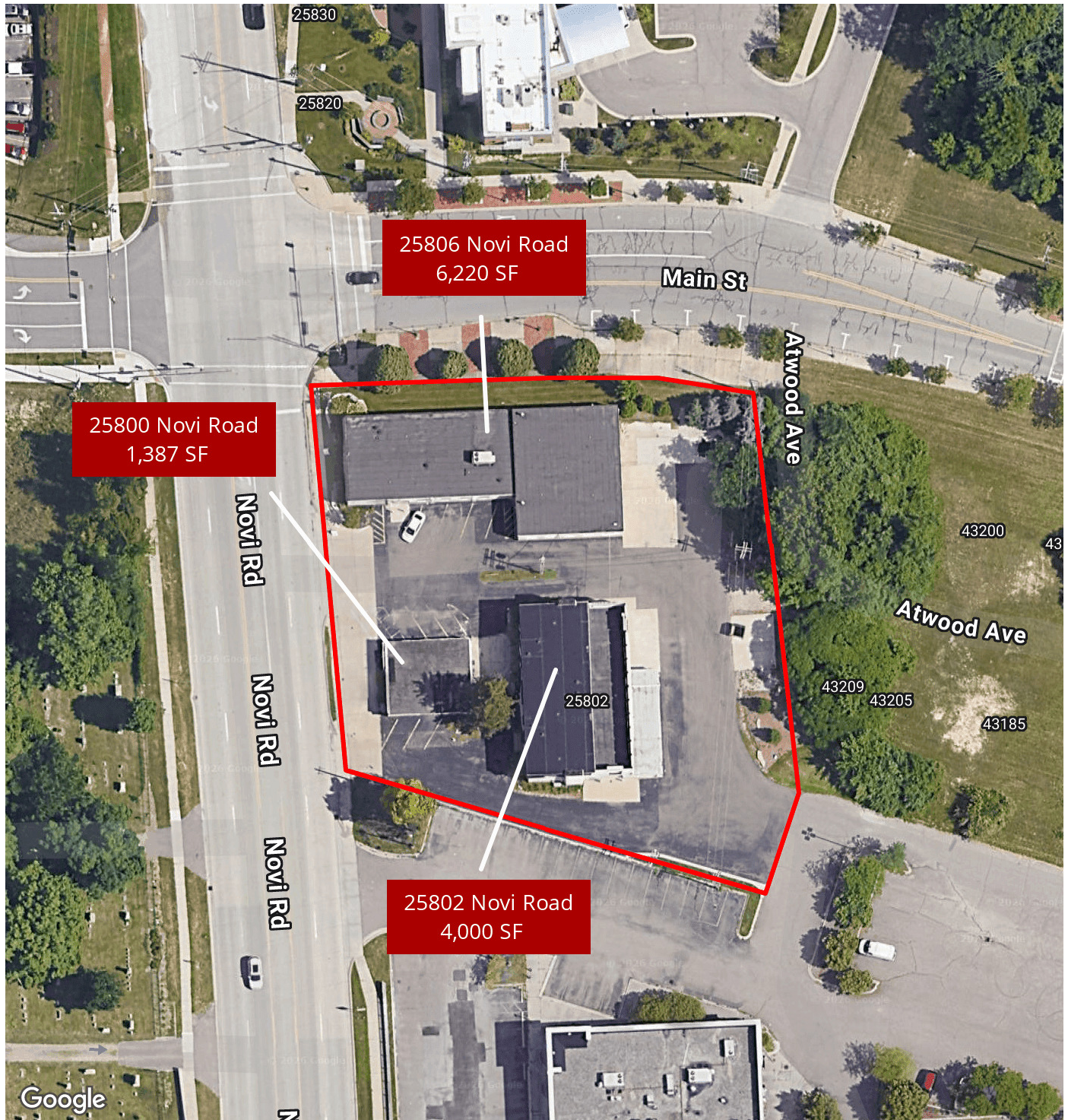
25806 Novi Road



## 25802 NOVI ROAD - 2ND FLOOR PLAN



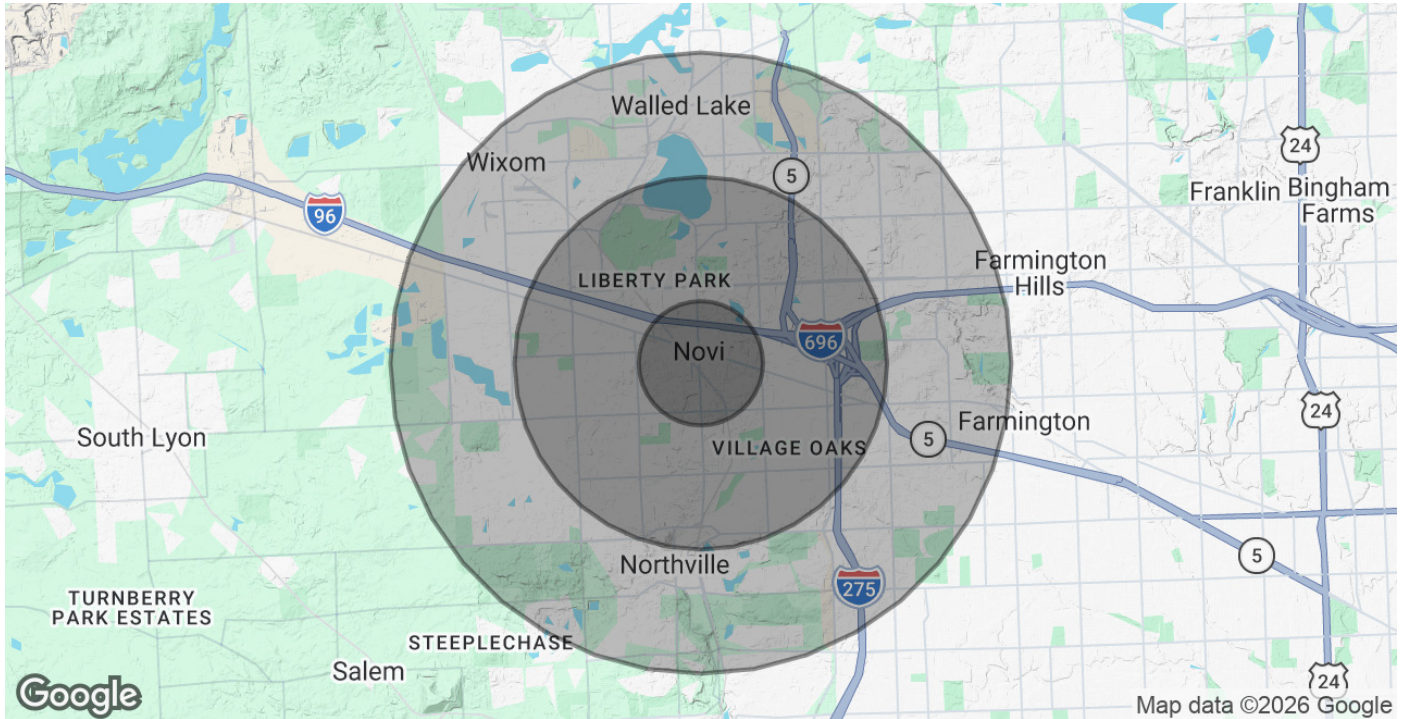
**RETAILER MAP: 25800 - 25806 Novi Road | Novi, MI 48375**



**RETAILER MAP:** 25800 Novi Road | Novi, MI 48375



**DEMOGRAPHICS MAP & REPORT: 25800 Novi Road | Novi, MI 48375**



**POPULATION**

|                      | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 5,958         | 58,072         | 170,633        |
| Average Age          | 40            | 42             | 42             |
| Average Age (Male)   | 39            | 41             | 41             |
| Average Age (Female) | 41            | 42             | 43             |

**HOUSEHOLDS & INCOME**

|                     | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|---------------------|---------------|----------------|----------------|
| Total Households    | 2,401         | 23,300         | 72,603         |
| # of Persons per HH | 2.5           | 2.5            | 2.4            |
| Average HH Income   | \$154,194     | \$162,084      | \$152,433      |
| Average House Value | \$404,255     | \$440,201      | \$433,706      |

2020 American Community Survey (ACS)

## A. INTENT

The TC-1, Town Center district is designed and intended to promote the development of a pedestrian-oriented, neighborhood-scaled commercial service district in which a variety of retail, commercial, office, civic, residential uses and open space are permitted. Each use shall be complementary to the stated function and purpose of the district and shall not have adverse impact upon adjacent street capacity and safety, utilities, and other City services.

The TC-1 Town Center district is further designed and intended to encourage the development of common off-street parking facilities designed to accommodate the needs of several individual uses. Furthermore, it is recognized that uses which have as their principal function the sale or servicing of motor vehicles, such as automobile service establishments, car washes, or new and used motor vehicle sales or service establishments, and drive-in restaurants and restaurants with drive-through facilities, have a disruptive effect on the intended pedestrian orientation of the districts.

The TC-1 district is especially designed to encourage developments of an urban "Main Street" with mixed land uses and shared parking. Flexible regulations regarding streetscape design, landscape design, provision of parking facilities, architectural and facade design, residential dwelling units, and setback standards are intended.

(Amended by Ord. No. 18-276, Pt. 2, 11-28-2016)



**User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

## B. PRINCIPAL PERMITTED USES

- i. **Retail businesses** §4.78.3
- ii. Retail business service uses
- iii. **Dry cleaning establishments, or pick-up stations, dealing directly with the consumer** §4.24
- iv. Business establishments which perform services on the premises
- v. Professional services
- vi. Post office and similar governmental office buildings, serving persons living in the adjacent residential area
- vii. Off-street parking lots
- viii. Private clubs , fraternal organizations and lodge halls
- ix. **Places of worship** §4.10
- x. **Retail business** §4.27
- xi. **Service establishments of an office showroom or workshop nature** §4.27
- xii. **Restaurants (sit-down), banquet facilities or other places serving food or beverage** §4.27
- xiii. **Theaters, assembly halls, concert halls, museums or similar places of assembly** §4.27
- xiv. **Business schools and colleges or private schools operated for profit** §4.27
- xv. Offices and office buildings
- xvi. Public and quasi-public
- xvii. Indoor commercial recreation facilities
- xviii. **Brewpubs** §4.35

## B. PRINCIPAL PERMITTED USES (continued)

- xix. Outdoor theaters, plazas, parks, public gathering places, including those along a river walk, and like public facilities
- xx. Hotels
- xxi. Transient residential uses
- xxii. **Financial institutions** §4.81
- xxiii. **Residential dwellings** §4.82
- xxiv. **Day care centers** and **adult day care centers** §4.12.2
- xxv. Instructional Centers
- xxvi. Other uses similar to the above uses subject to conditions noted
- xxvii. **Accessory structures and uses** §4.19  
customarily incidental to the above permitted uses

(Amended by Ord. No. 18-276, Pt. 2, 11-28-2016)

## C. SPECIAL LAND USES

The following uses shall be permitted by the City Council, following review and recommendation of the Planning Commission:

- i. **Open air business uses** §4.80.1
- ii. **Sale of produce and seasonal plant materials outdoors** §4.30
- iii. **Veterinary hospitals** or **clinics** §4.31
- iv. **Fast food drive-through restaurants** §4.40
- v. **Microbreweries** §4.35

