

EST. **TD** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

26095 TAFT ROAD

Novi, MI 48374



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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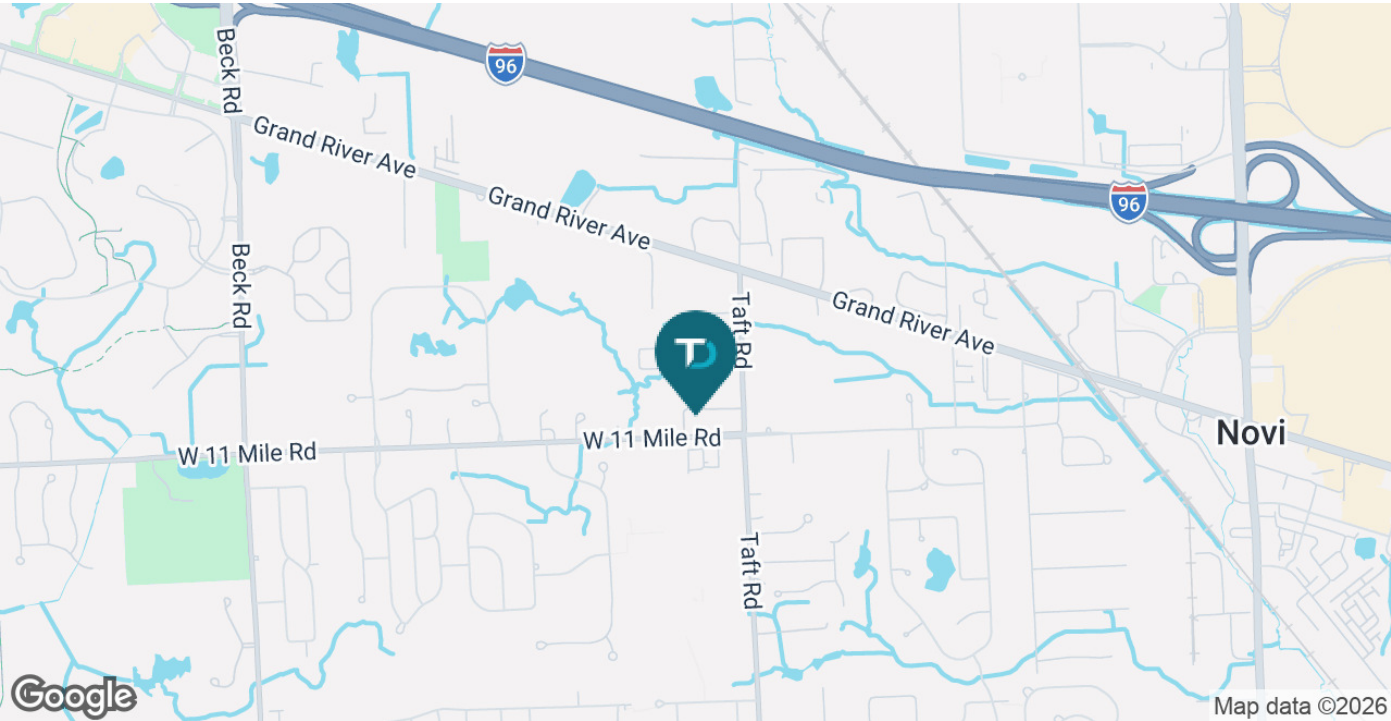
mszerlag@thomasduke.com

BUILDING/PROPERTY INFORMATION: 26095 Taft Road | Novi, MI 48374

BUILDING INFORMATION		PROPERTY INFORMATION	
SALE PRICE:	PRICE REDUCED! Was: \$4,800,000.00 NOW: \$4,300,000.00	Lot Size:	11.53 Acres
Building Size:	17,359 Total SF 1st Floor - 11,708 SF 2nd Floor - 5,651 SF	Property Type:	Land
Year Built:	2009	Property Subtype:	Multifamily
Number of Floors:	2	Taxes:	Currently Exempt
Utilities:	Municipal Water & Sanitary Sewer	Zoning	RT - PRO & R1 - Residential
		2025 Traffic Count:	Grand River = 16,694 Taft Road = 5,768
		School District:	Novi Schools
		Legal Description:	Available upon request.
		APN:	22-16-451-080

LOCATION INFORMATION

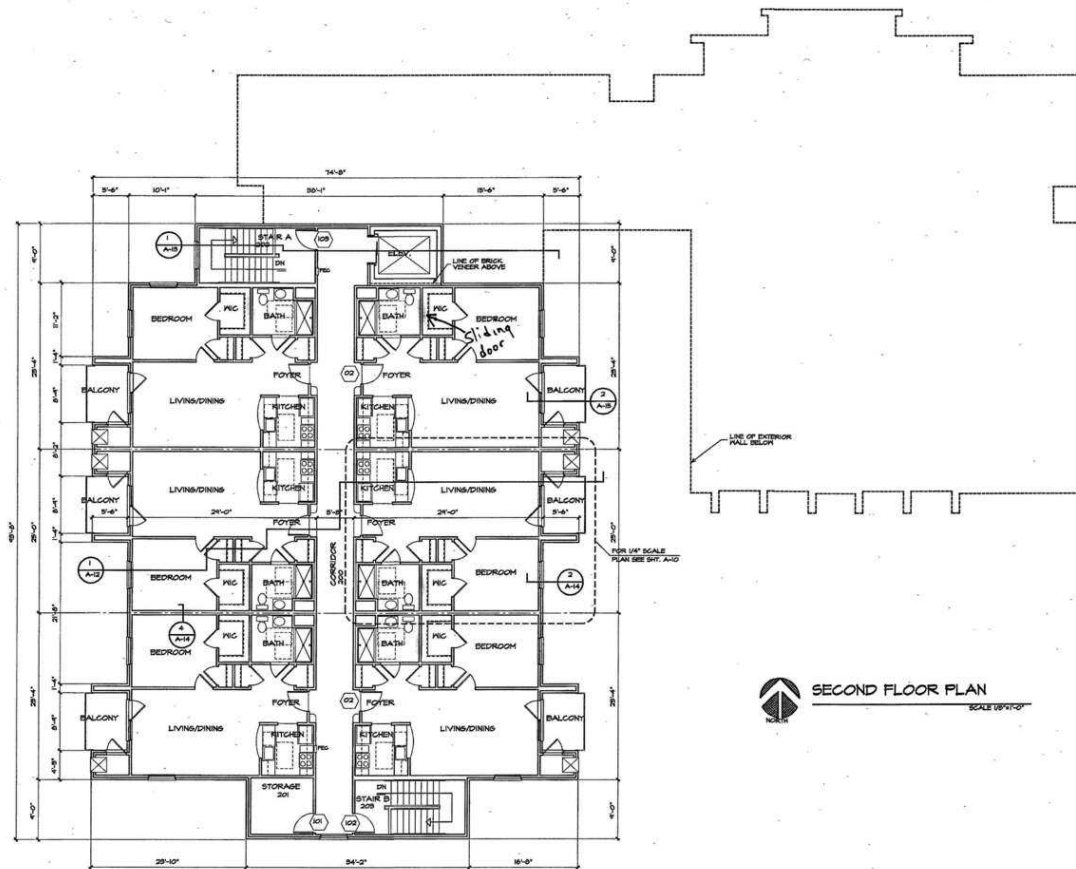
Located just off the northwest corner of 11 Mile & Taft Road.



BUILDING PHOTOS: 26095 Taft Road | Novi, MI 48374

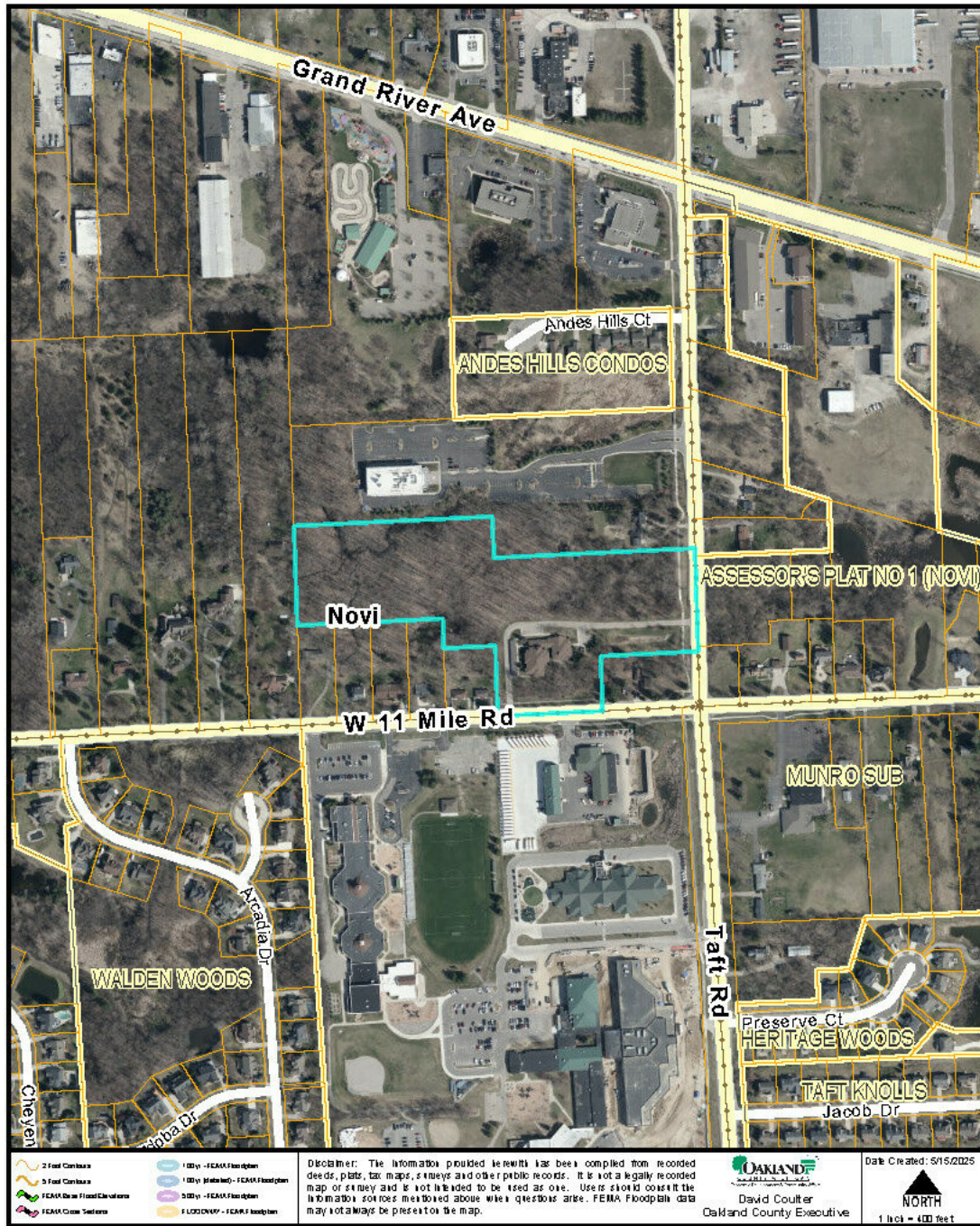


SECOND FLOOR PLAN: 26095 Taft Road | Novi, MI 48374



ADDITIONAL PHOTOS: 26095 Taft Road | Novi, MI 48374

26095 Taft Rd



Oakland County 2100 Pontiac Lake Road, Bldg. 41 West Waterford, MI 48326 Phone: 248-556-0721 Web: www.oakgov.com

AERIAL PHOTO: 26095 Taft Road | Novi, MI 48374



RETAILER MAP: 26095 Taft Road | Novi, MI 48374



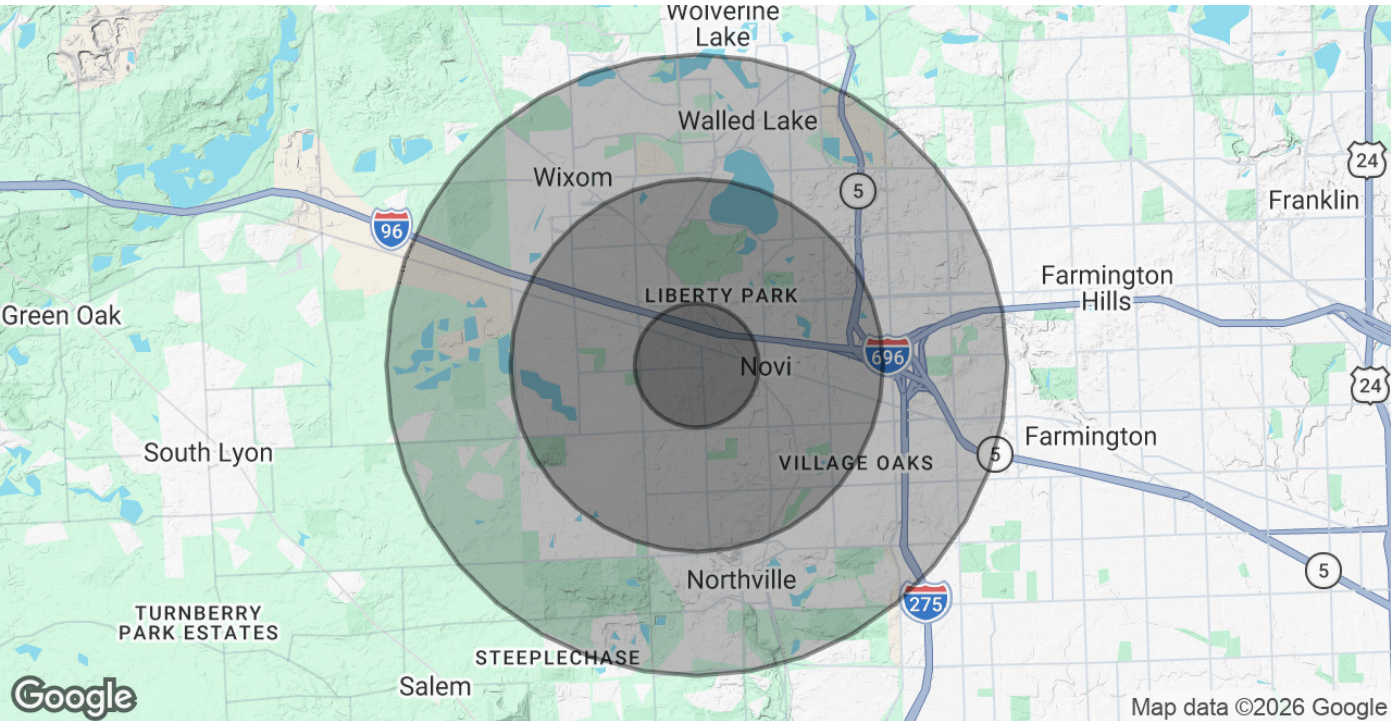
LIST OF PERMITTED USES: 26095 Taft Road | Novi, MI 48374

RT – TWO FAMILY RESIDENTIAL

List of Permitted Uses:

- Accessory Building
- Accessory Uses
- Cemeteries
- Dwellings, Two Family (Site Built)
- Dwellings, One Family (Detached)
- Elderly Housing (Shared)
- Family Day Care Homes
- Farms
- Greenhouses
- Home Occupations
- Keeping of Horses and Ponies
- Publicly Owned and Operated Parks, Parkways and Outdoor Rec Facilities

DEMOGRAPHICS MAP & REPORT: 26095 Taft Road | Novi, MI 48374



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,269	57,312	142,012
Average Age	40	40	41
Average Age (Male)	40	39	40
Average Age (Female)	40	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,816	23,212	60,014
# of Persons per HH	2.9	2.5	2.4
Average HH Income	\$194,530	\$165,029	\$155,996
Average House Value	\$510,936	\$459,553	\$452,805
2020 American Community Survey (ACS)			

3.1.6

RT Two-Family Residential District

A. INTENT

The RT, Two-Family Residential District is intended to afford a transition of use in existing housing areas by permitting new construction or conversion of existing structures between adjacent residential and commercial, office, thoroughfares or other uses which would affect residential character. This district also allows the construction of new two-family residences where slightly greater dwelling unit densities are permitted.



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. Two-family dwellings (site built).
- ii. **Shared elderly housing** § 4.20
- iii. **Accessory buildings and uses**  §4.19
customarily incident to any of the above uses

C. SPECIAL LAND USES

- i. Reserved

The following uses are regulated according to the standards and regulations in the **R-4 One Family Residential District (Section 3.1.5)**:

- iv. One-family detached dwellings
- v. **Farms**  **and greenhouses** § 4.1
- vi. Publicly owned and operated parks, parkways and outdoor recreational facilities
- vii. **Cemeteries** § 4.2
- viii. **Home occupations**  § 4.4
- ix. **Keeping of horses and ponies** § 4.8
- x. **Family day care homes**  § 4.5
- xi. **Accessory buildings and uses**  §4.19
customarily incident to any of the above uses



RT Two-Family Residential District

3.1.6

D. DEVELOPMENT STANDARDS*

Lot Size

Minimum lot area[☐]: 7,500 sq ft
Minimum lot width[☐]: 50 ft

Lot Coverage[☐]

Maximum lot coverage: 25%

Setbacks[☐]

Minimum front yard setback: 30 ft
Minimum rear yard setback: 35 ft
Minimum side yard setback: 10 ft one side
20 ft total two sides

Building Height[☐]

Maximum building height: 35 ft or 2.5 stories, whichever is less

Floor Area[☐]

Minimum floor area per unit[☐]: 750 sq ft

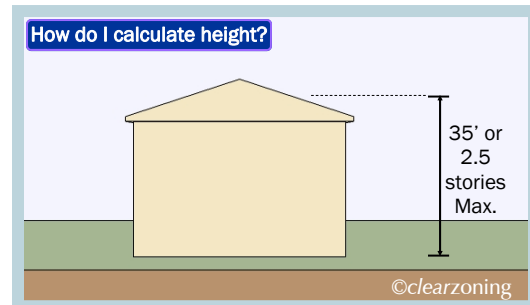
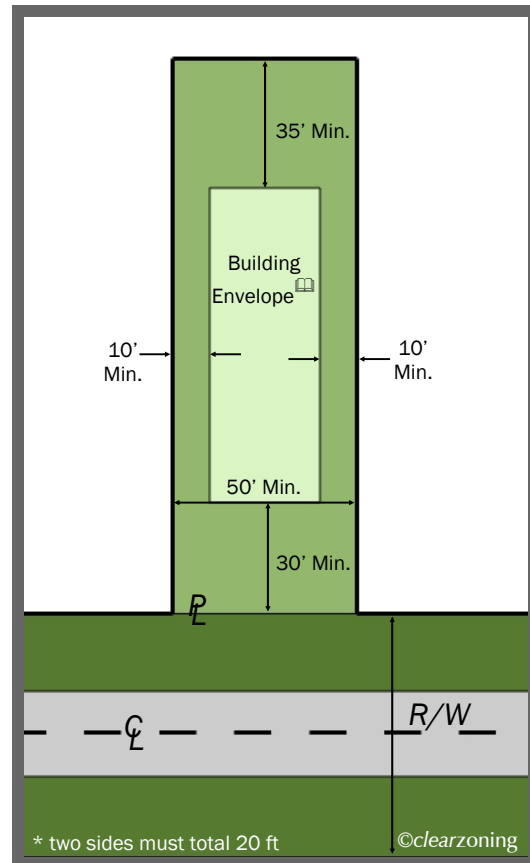
Dwelling Unit Density

Maximum density
DU's/Net Site Area: 4.8

NOTES

- For additions to the above requirements, refer to [Section 3.6.2 Notes to District Standards: B, C, K, and M](#)
- See *Selected References* below for applicability

*The Development Standards of the R-4 One-Family Residential District, shall apply as minimum standards when one-family detached dwellings are erected.



The above drawings are not to scale.

SELECTED REFERENCES

4. Use Standards

- [Keeping of Cats and Dogs](#) § 4.83
- [Uses Not Otherwise Included](#) § 4.86
- [Unlisted Use Determination](#) § 4.87

5. Site Standards

- [Commercial and Recreational Vehicle Parking](#) § 5.1
- [Off-street Parking Requirements](#) § 5.2
- [Off-street Parking Layout, Standards...](#) § 5.3
- [Off-street Loading and Unloading](#) § 5.4
- [Landscape Standards](#) § 5.5
- [Signs](#) § 5.6
- [Exterior Lighting](#) § 5.7
- [Residential Entryways](#) § 5.8
- [Corner Clearance](#) § 5.9
- [Additional Road Design](#) § 5.10

- [Fences](#) § 5.11
- [Frontage on a Public Street](#) § 5.12
- [Performance Standards](#) § 5.14
- [Exterior Building Wall Facade Materials](#) § 5.15
- [Bike Parking Facility Requirements](#) § 5.16

6. Development Procedures

- [Site Plan Review](#) § 6.1
- [Public Hearing](#) § 6.2

7. Admin. and Enforcement

- [Nonconformities](#) § 7.1
- [Planned Rezoning Overlay](#) § 7.13.2

