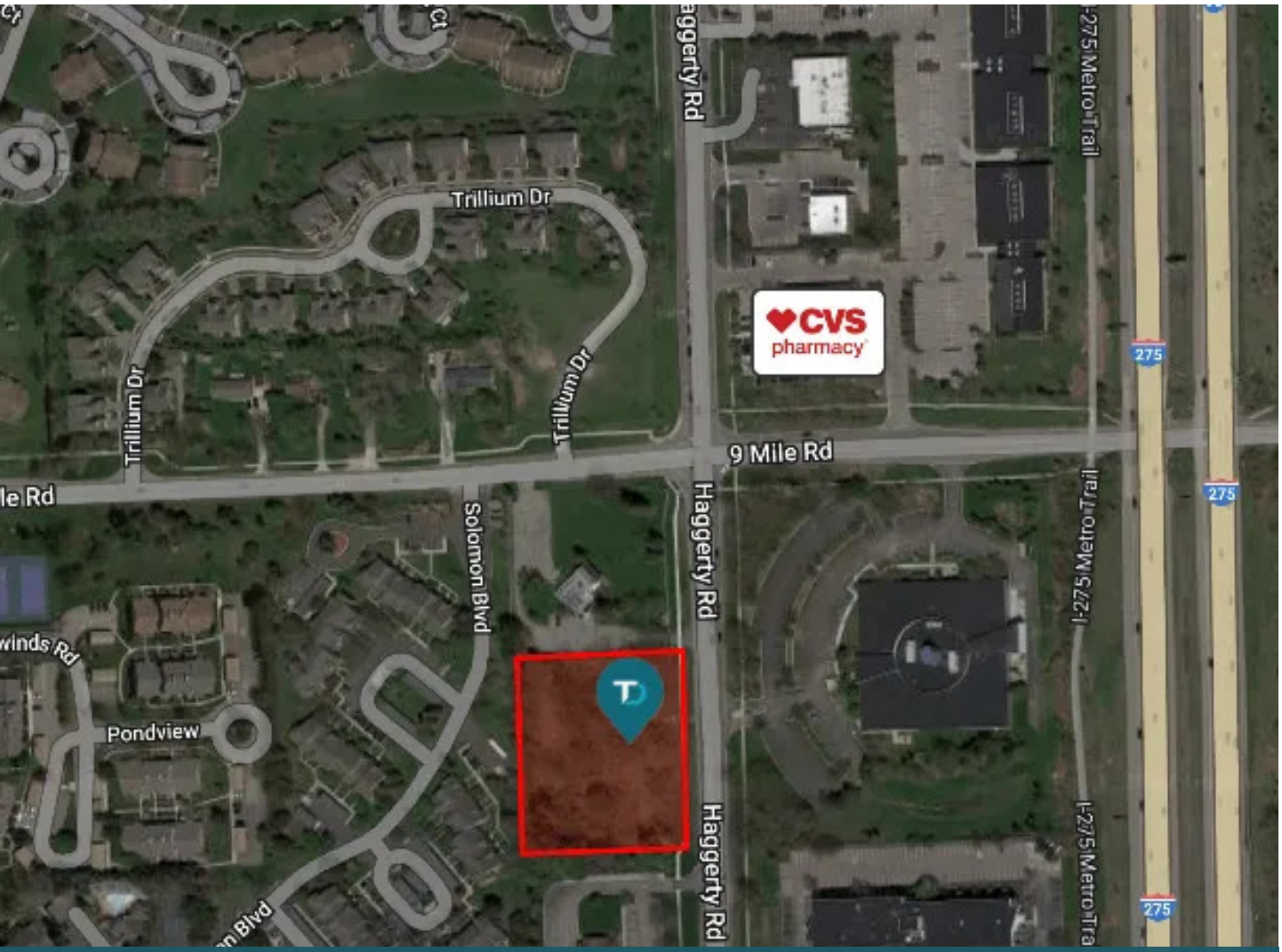
EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

2.34+/- Acres Haggerty Road

22279 Haggerty Road Novi, MI 48375



FOR SALE

GetReal *quality*

248.476.3700

LISTED BY:

Mark Szerlag

Senior Partner

mszerlag@thomasduke.com

WWW.THOMASDUKE.COM

FOR SALE

2.34+/- Acres Haggerty Road

22279 Haggerty Road Novi, MI 48375



Sale Price: $800,000.00

DESCRIPTION

Office Land

PROPERTY HIGHLIGHTS

- Zoned OS-1, Office Service
- 330+ feet of frontage on Haggerty Road
- Immediate Access to local freeways
- Desirable location

FOR SALE

2.34+/- Acres Haggerty Road

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BUILDING INFORMATION

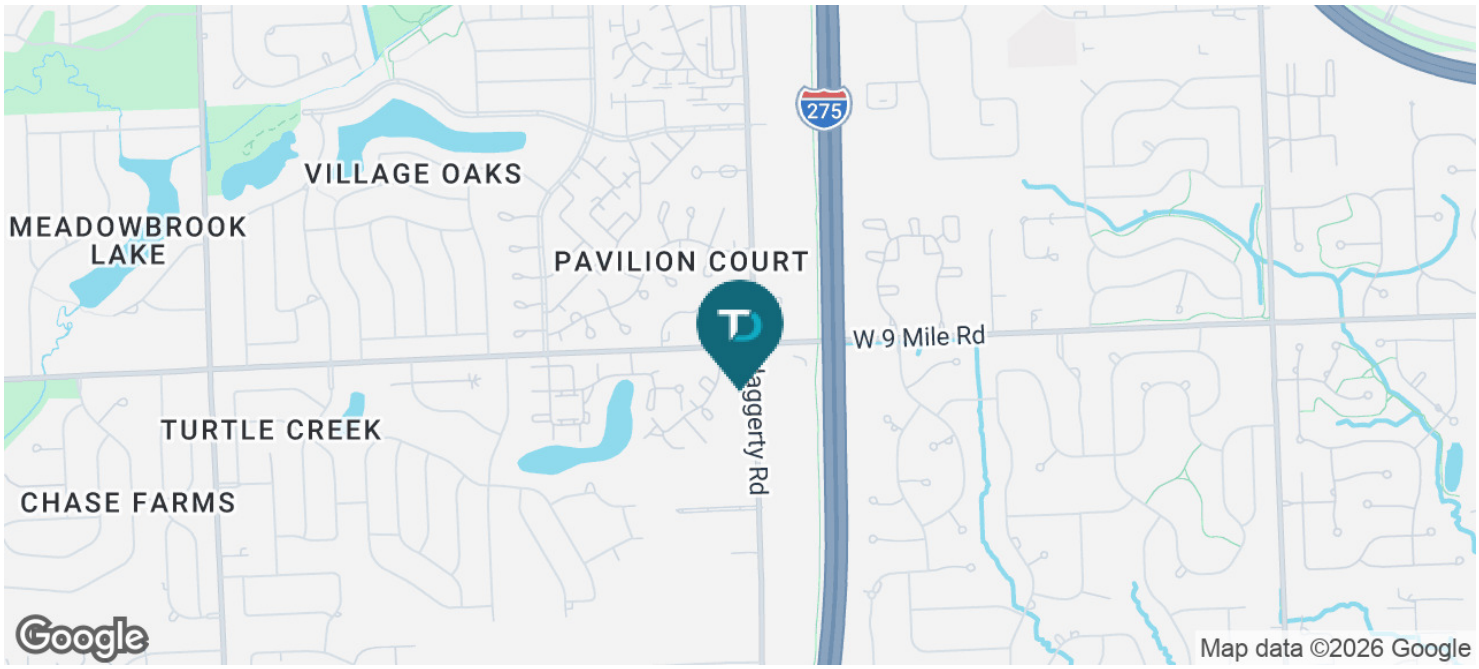
SALE PRICE:	$800,000.00
Price/AC:	$341,880.00
Utilities:	Municipal Water & Sanitary Sewer
	CVS Pharmacy, Lifetime Fitness and many other office and retail users.
Taxes:	2026 Summer - $1452.73 2025 Winter - $550.67
Traffic Counts:	Haggerty - 22,102 9 Mile Road - 10,769

PROPERTY INFORMATION

Lot Size:	2.34 Acres
Property Type:	Land
Property Subtype:	Office
Zoning	OS-1, Office Service
Legal Description:	T1N, R8E, SEC 36 PART OF NE 1/4 BEG AT PT DIST S 305.75 FT FROM NE SEC COR, TH S 333.35 FT, TH S 89-00-00 W 303 FT, TH N 333.35 FT, TH N 89-00-00 E 303 FT TO BEG 2.34 AMN620C
APN:	22-36-200-003

LOCATION INFORMATION

Located on the west side of Haggerty Road, south of Nine Mile Road.



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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	8,168	69,319	183,070
Median age	40.0	39.7	42.2
Total households	3,356	30,241	75,835
Average HH income	$98,441	$90,070	$97,360
Average house value	$310,508	$273,810	$284,386