EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

9.59 ACRES GRAND RIVER AVE

46153 Grand River Ave, Novi, MI 48374



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 46153 Grand River Ave | Novi, MI 48374



PROPERTY OVERVIEW

Lending itself to a monumental new mixed use development within a newly established zoning district created for exactly that, this 9.59 acre piece of property provides a developer with the opportunity to enter into the proven, affluent, and still-growing community of Novi, Michigan. The local area features major employers in the automotive supply, technology, manufacturing and healthcare fields, Twelve Oaks regional shopping mall, and Vibe Credit Union Showplace, hosting millions of annual visitors.

OFFERING SUMMARY

Sale Price:	$6,500,000
Lot Size:	9.59 Acres
Price / Acre:	$677,789
Zoning:	CW- City West (Contact Broker for Details)

PROPERTY HIGHLIGHTS

- Mixed use land for sale on Grand River in Novi
- City West zoning district was established by the city of Novi in 2024, encouraging high density mixed use development along Grand River between Beck Rd and Taft Rd
- Conveniently located just east of the Beck Rd interchange of I-96 and directly across the street from Vibe Credit Union Showplace

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 46153 Grand River Ave | Novi, MI 48374

LAND INFORMATION

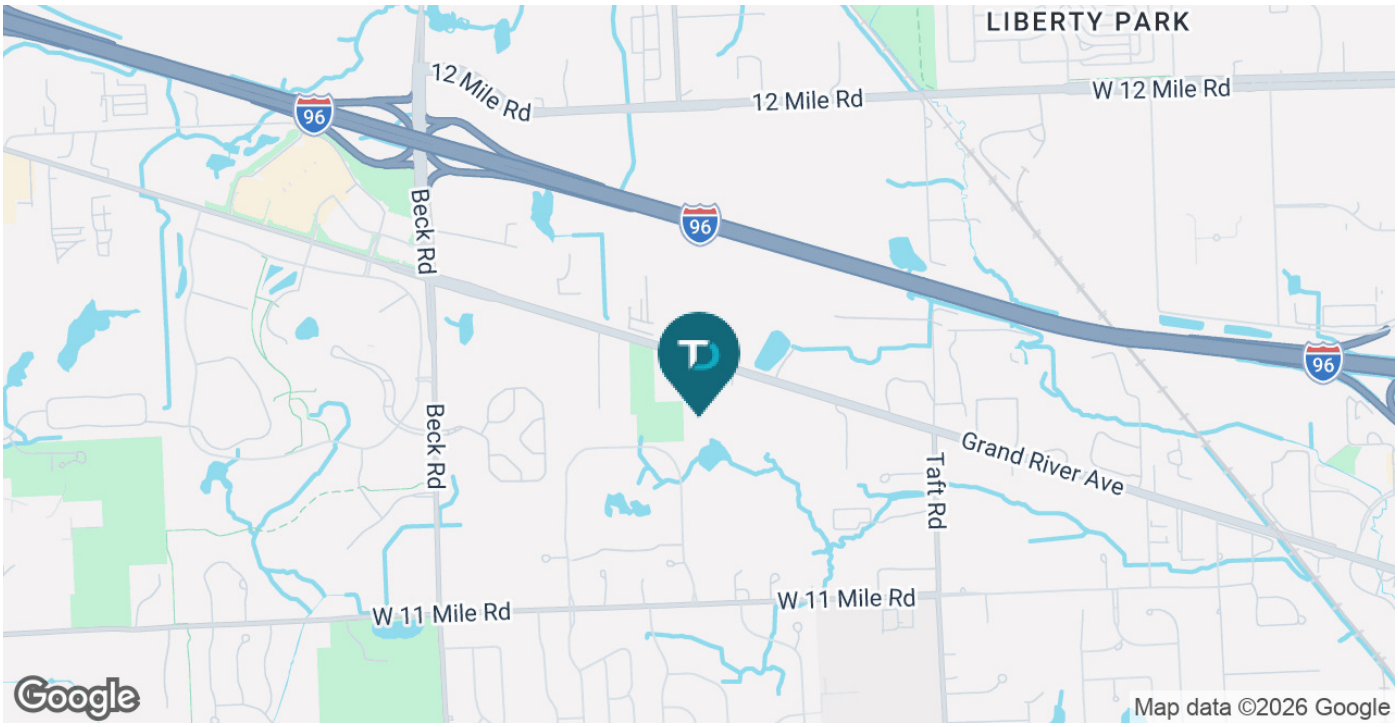
Price/AC:	$677,789
Utilities:	City water and sewer
2026 Summer Tax:	$13,142.58
2025 Winter Tax:	$4,981.98

PROPERTY INFORMATION

Lot Size:	9.59 Acres
Property Type:	Land
Property Subtype:	Multifamily
Zoning	CW- City West (Contact Broker for Details)
Traffic Count:	21,669 Vehicles/Day (Costar, 2026)
Legal Description:	Available upon request
APN:	22-16-451-001

LOCATION INFORMATION

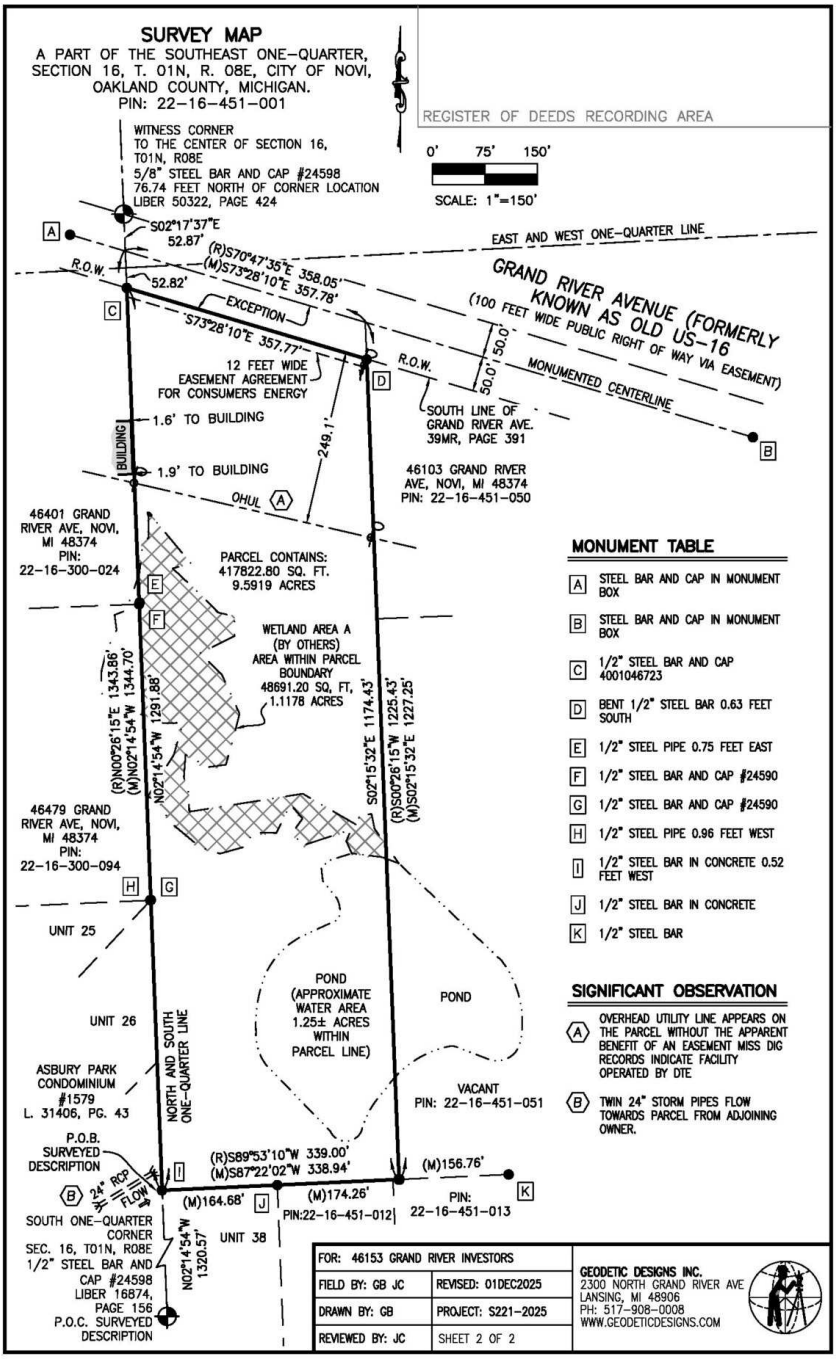
Located on the south side of Grand River Ave between Beck and Taft Roads. Directly across the street from Vibe CU Showplace.



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SURVEY: 46153 Grand River Ave | Novi, MI 48374



CITY WEST REGULATIONS: 46153 Grand River Ave | Novi, MI 48374

3.34.6.D Development Density/Intensity – Based on Net Site Area			
	Residential Only	Mixed-Use Developments	Mixed-Use
A. Maximum Density[1]		Single-Use Building	Multi-Use Building
City West North	20 du/ac	25 du/ac	30 du/ac
City West South	10 du/ac	15 du/ac	20 du/ac
B. Floor Area Ratio[1]			
City West North		2.0 FAR	2.5 FAR
City West South		1.0 FAR	1.5 FAR
C. Maximum Building Height[2]			
City West North	65 feet	65 feet	65 feet
City West South	35 feet	45 feet	45 feet
D. Minimum Building Height[2]			
City West North	35 feet	40 feet	40 feet
City West South	25 feet	25 feet	35 feet

Notes to Table

1. For all development, density/intensity shall be calculated for the net site area of the development.
2. All structures within 200 feet of a one-family residential district shall be limited to 35 feet in height. Any structure more than 200 feet but less than 300 feet of a one-family residential district shall be limited to a maximum of 45 feet or three stories. In all other locations building height may be exceeded with bonus height as described in subsection 3.34.5.B.
3. Buildings with a front-to-front relationship shall have a minimum separation of 40 feet. Buildings with a front-to-rear or front-to-side relationship shall have a minimum separation of 30 feet. All other interior buildings shall have a minimum separation of 20 feet, or 30 feet for buildings 60 feet or more in height.

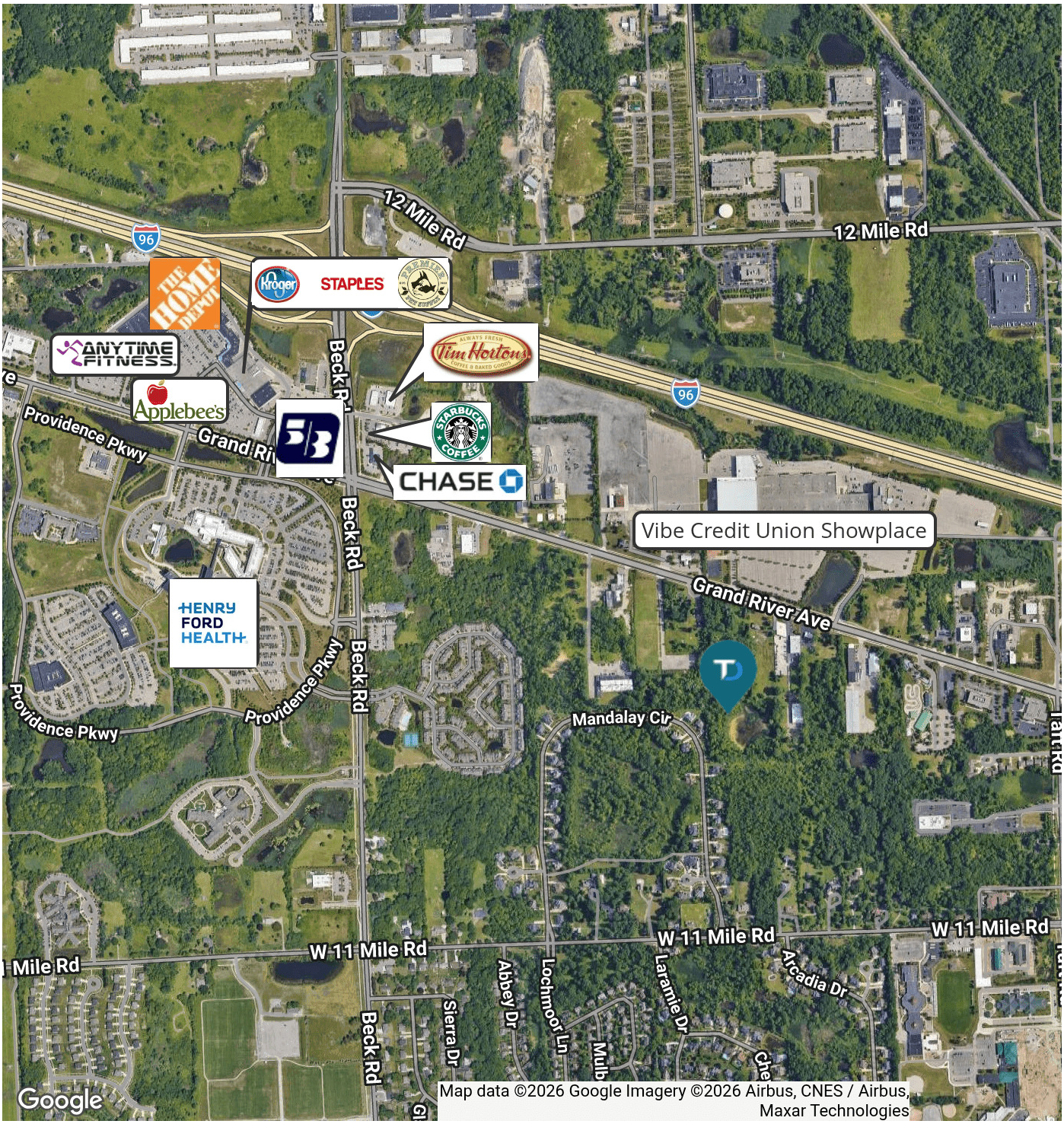
AERIAL MAP: 46153 Grand River Ave | Novi, MI 48374



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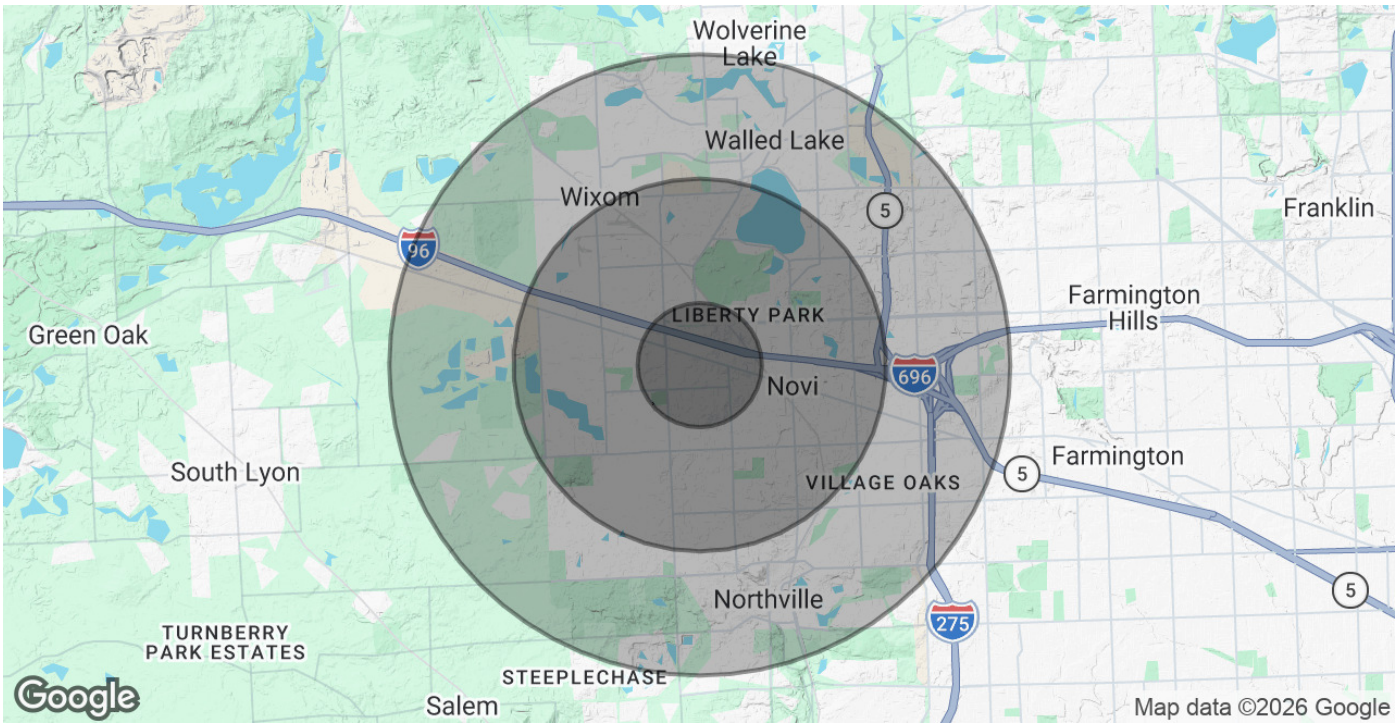
RETAILER MAP: 46153 Grand River Ave | Novi, MI 48374



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DEMOGRAPHICS MAP & REPORT: 46153 Grand River Ave | Novi, MI 48374



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,907	52,425	137,998
Average Age	41.4	39.6	42.4
Average Age (Male)	41.3	40.6	42.4
Average Age (Female)	41.2	38.8	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,045	22,164	59,199
# of Persons per HH	2.8	2.4	2.3
Average HH Income	$182,756	$138,480	$138,297
Average House Value	$472,918	$445,434	$413,153

2023 American Community Survey (ACS)

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