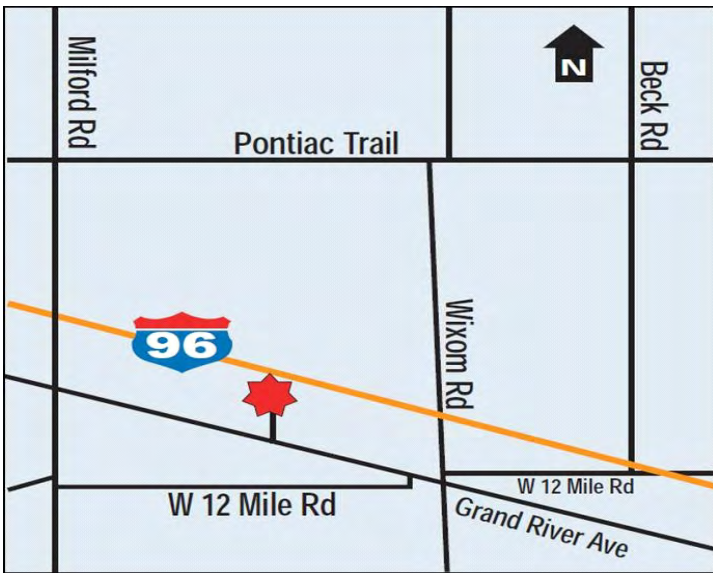


**6.47 Acres**

**Grand River Napier Rd., Lyon Twp, MI**



- ◆ 6.47 Acres
- ◆ All Utilities at Site
- ◆ Zoned IRO/Possible Commercial Zoning
- ◆ Variety of Neighboring Uses Including: Detroit Public Television, St. Catherine of Sienna, Alliant Food Services, Brainers Green House, Among Others
- ◆ SE Corner of Grand River Napier Rd

**Rob Hughes** 248.357.6585 [rhughes@ngkf.com](mailto:rhughes@ngkf.com)

**Newmark Grubb  
Knight Frank**

Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

**Grand River & Napier Rd**  
**Lyon Twp, MI 48178**



Newmark Grubb Knight Frank Research Report

**Availability Information**

<b>Total Vacant</b>	6.47 Acres	<b>For Lease/For Sale</b>	For Sale
<b>Total Available</b>	6.47 Acres	<b>Direct Lease Rate</b>	
<b>Min/Max Available</b>	6.47 Acres	<b>Asking Sale Price</b>	\$1,617,500 (\$250,000.00/acres)
<b>TI Allowance / sf</b>			
Direct Avail	- Ste	6.47 acres	

**Expense Information**

<b>Expense Total</b>		<b>Insurance</b>	
<b>Electric</b>		<b>CAM</b>	

**Taxes**

**Property Information**

<b>Property Size</b>	6.47 Acres	<b>Property Type / Subtype</b>	Land/Industrial
<b>Alternate Size</b>	281,833.00 sf	<b>Owner/Tenant Status</b>	TBD
<b>Lot/Land Size</b>	6.47 acres	<b>Construction Status</b>	TBD
<b>Lot #</b>		<b>Construction Type</b>	
<b>Number of Bldgs / Floors</b>	N/A	<b>Zoning</b>	IRO
<b>Construction Date</b>		<b>Map Location</b>	
<b>Last Update</b>	6/21/12	<b>Parcel Number</b>	22-07-351-013
<b>Property ID</b>	302021	<b>Logistics Class:</b>	

**Property Specifications**

<b>Frontage</b>		<b>Sale Price/SF</b>	
<b>Depth</b>		<b>Terms of Sale</b>	
<b>Minutes to Freeway</b>	3	<b>Dimensions</b>	
<b>% Improved</b>		<b>Water</b>	Yes
<b>1 Mile Population</b>		<b>Sewer</b>	Yes
<b>3 Mile Population</b>		<b>Electric</b>	Yes
<b>5 Mile Population</b>		<b>Gas</b>	Yes
<b>Easements</b>	Utility	<b>Rail Access</b>	No
<b>Topography</b>	Flat	<b>Listing Date</b>	

**Location Description**

SEC Grand River & Napier Rd.

**Comments**

South East corner of Grand River and Napier Roads. All utilities at site. Possible commercial zoning. Variety of neighboring uses including Detroit Public Television, St Catherine of Sienna, Alliant Food Services, Brainers Green House, among others.

**Contact Information**

<b>Relationship</b>	<b>Company Name</b>	<b>Contact Name</b>	<b>License #</b>	<b>Direct/Company Phone</b>
Sale Agent	Newmark Grubb Knight Frank Detroit	Rob Hughes		248.357.6585 / 248.350.9500