

LAND FOR SALE

# Pontiac Trail W & W Park Dr

Novi, MI 48377

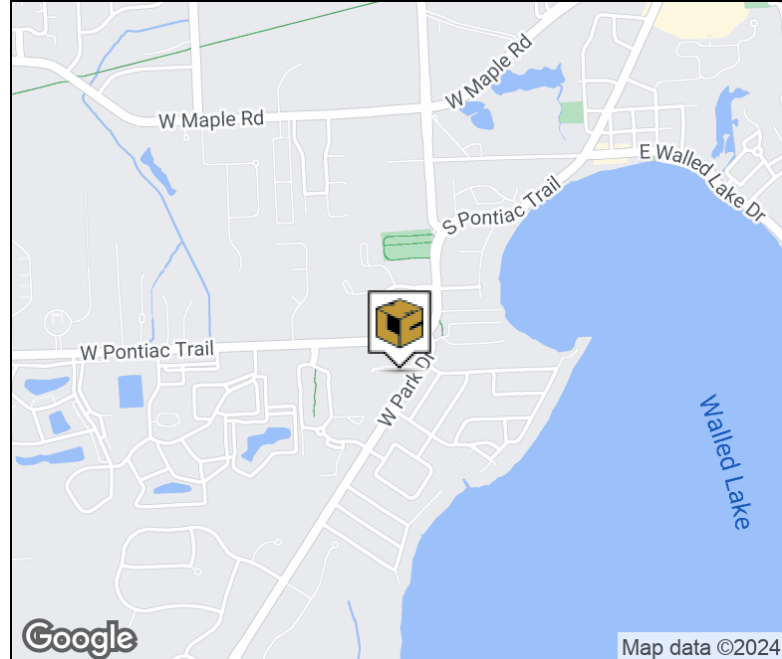


**L. MASON CAPITANI**  
CORFAC INTERNATIONAL



## Property Highlights

- 2.48 Acres of Vacant Land
- Frontage on Pontiac Trail and Park Drive
- Hard Corner Location w/Stop Light
- Zoned B-2 Community District
- Surrounded by Newer Residential & Commercial Development
- Potential Uses Include Retail, Office/Medical, Restaurant, Gas Station, Day Care and Religious Facilities



## FOR MORE INFORMATION:

### Aaron Smith

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CONNECT WITH US

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## PROPERTY DETAILS

### Property Information

Property Type	Hospitality/Office/Retail
Zoning	B-2
Lot Size	2.48 Acres
Lot Frontage	689.51 ft
Lot Depth	313.65 ft
Site Description	
APN #	22-03-101-008

Additional Information Prime hard corner development opportunity located at Pontiac Trail/W Park Dr. B-2 zoning permitting retail, office, medical, daycare developments. Possible gas station opportunity.

### Storage/Rail/Additional Information

Outside Storage	None
Rail Siding	None
Front Yard Setback	50'
Side Yard Setback	30'

Sale Price:	<b>\$975,000</b>
Price Per Acre:	<b>\$393,145.00</b>
Square Foot Price:	<b>\$9.02</b>

### Location Information

Street Address	Pontiac Trail W & W Park Dr
City, State, Zip	Novi, MI 48377
County	Macomb
Location Description	
Cross-Streets	Pontiac Trail W & W Park Dr
Side of the Street	
Nearest Highway	

### Utilities

Water	Yes
Water Description	
Sewer	No
Gas	
Electric	

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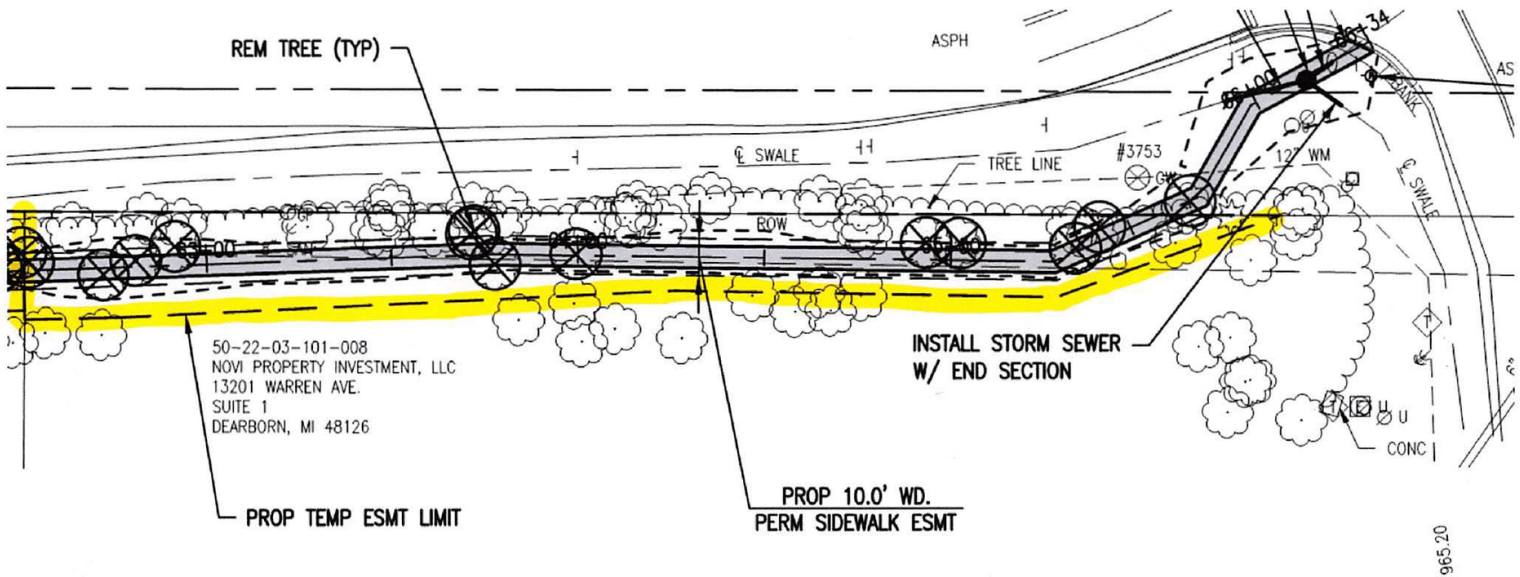
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## SIDEWALK EASEMENT

EXHIBIT A



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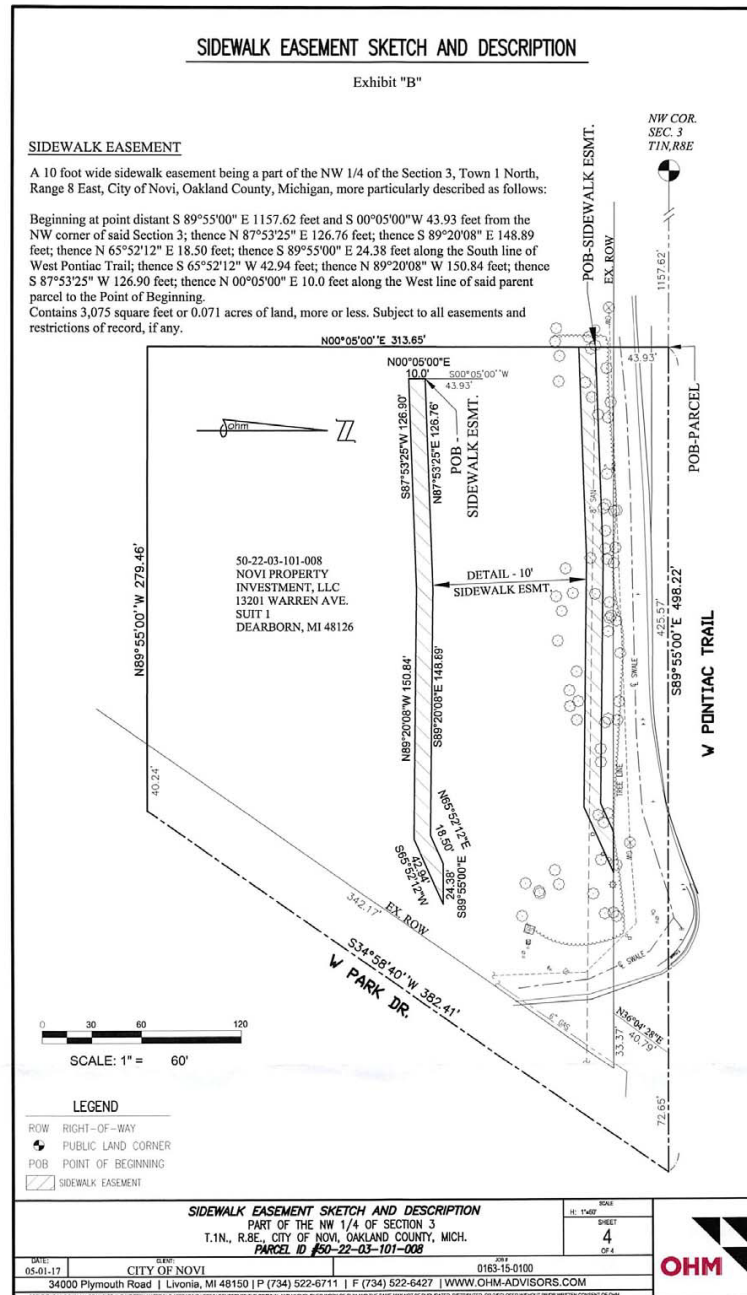
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## SIDEWALK EASEMENT SKETCH



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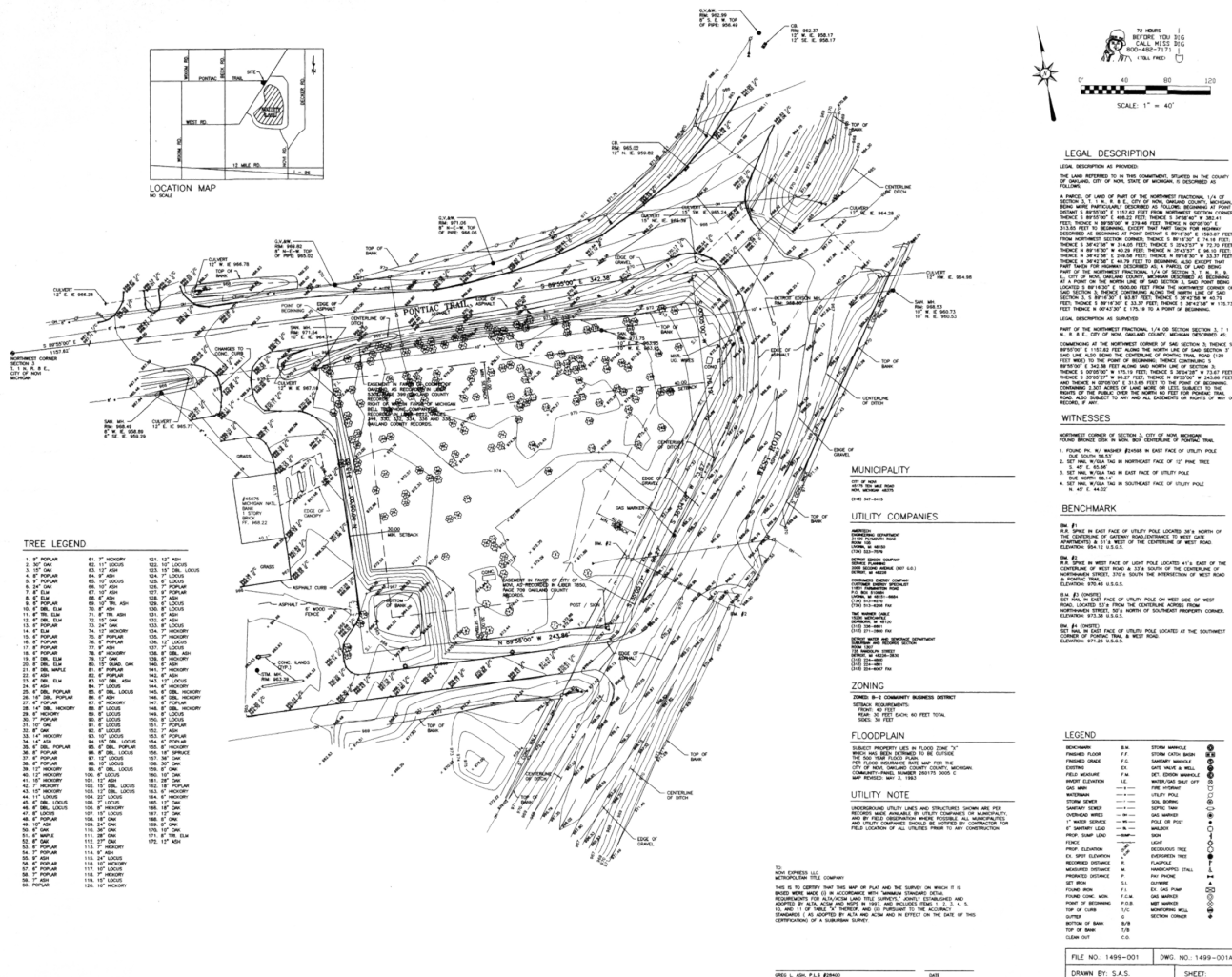
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## SURVEY

[illegible]

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