



# PRIME RESIDENTIAL & COMMERCIAL SPACE FOR SALE

2 STRUCTURES | 3.98 ACRES AVAILABLE



**41700 WEST  
Eleven Mile Rd  
NOVI, MI 48375**

**7,100 TOTAL SF  
MIXED USE FOR SALE**

## PROPERTY HIGHLIGHTS



### 3.96 Acres

Prime development opportunity on nearly 4 acres with excellent visibility and access.



### Versatile Building Mix

1,436 SF Residential  
1,320 SF Office (Zoned Light Industrial)  
1,384 SF Warehouse (Zoned Light Industrial)  
220 SF Shed (Zoned Light Industrial)



### Mixed-Use Zoning

Residential + Commercial zoning allows for flexible use and future redevelopment potential.



### Strong Location

Located on West Eleven Mile Road in Novi, Michigan — a high-growth area with easy access to major highways.



### Multiple Revenue Streams

Existing residential and commercial structures provide immediate income potential or owner-user flexibility.

For more information, please contact:

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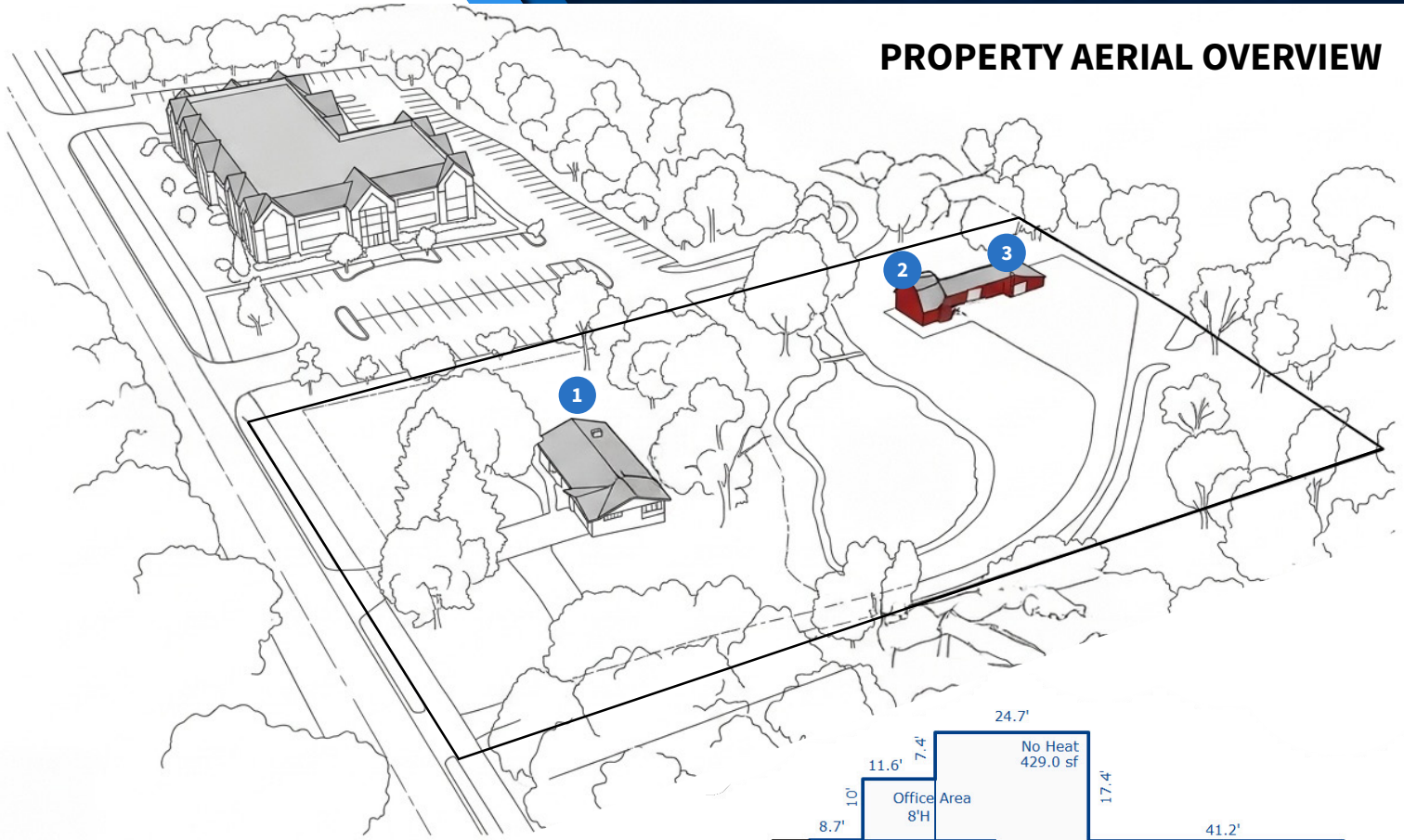
rpatterson@crabillco.com

**CRABILL & COMPANY**

(734) 261-8200

33640 Schoolcraft Rd.  
Livonia, MI 48150

### PROPERTY AERIAL OVERVIEW



**1**

#### 3,789 SF Structure with Redevelopment Potential

Existing residential building featuring 2,198 SF on the main level and a 1,591 SF basement, with potential for future commercial or mixed-use conversion.

**2**

#### Structure 1 (Office)

#### 1,320 SF Zoned Light Industrial

with a 14-foot by 7-foot overhead door

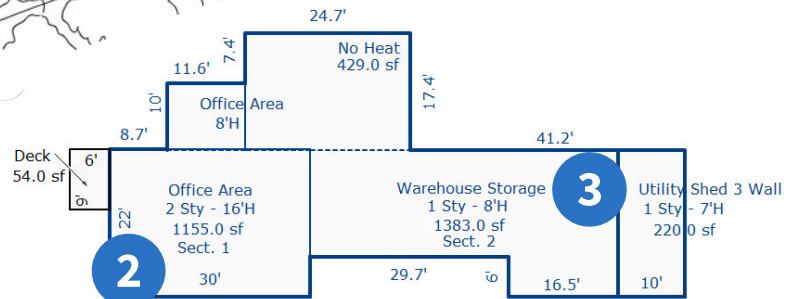
**3**

#### 1,384 SF Zoned Light Industrial Warehouse

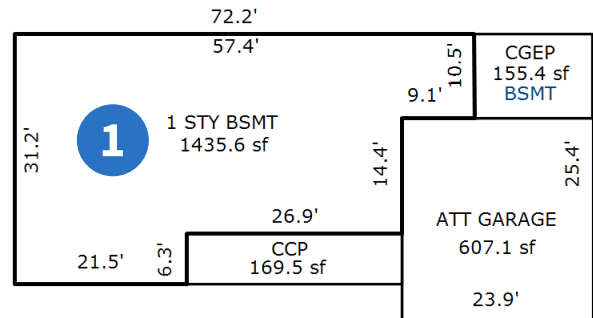
Clear span floor plan with 2, 14-foot by 7-feet overhead door and a separate personnel entry

#### 220 SF Zoned Light Industrial Shed

For flexible storage



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# PROPERTY GALLERY

## OUTDOOR AMENITIES & POND SETTING



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Information is subject to verification and no liability or omissions is assumed. Price and terms are subject to change and listing withdrawn without notice.





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