

BUILD TO SUIT FOR SALE OR LEASE

3.4 ACRES VACANT LAND BIG BEAVER
TROY, MICHIGAN

PRICE REDUCED



BIG BEAVER RD

PROPERTY FEATURES

- 3.4 Acres
- Many Potential Uses
- Easy Access to I-75 via Rochester Road
- Ten Minutes to M-59 and I-696
- Surrounded by Office, Industrial, and Residential
- Hotel Mixed Use Development

FOR DETAILS CONTACT

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**3.4 Acres Vacant Land Big Beaver,
Troy, MI 48084**



Property Type: Land
Available Acres: 3.40
Market: SE Michigan
County: Oakland

Availability Details

Available Acres:	3.40	Transaction Type:	Sale/Lease
Available SF:	148,104	Asking Sale Price:	\$2,290,000
		Asking Lease Rate:	To Be Determined

Comments

Availability Comments: One of the last sizable sites available for development on Big Beaver in Troy. High traffic counts with easy access to I-75. Excellent for office, retail, or a high end restaurant. Build to suit for sale or lease.

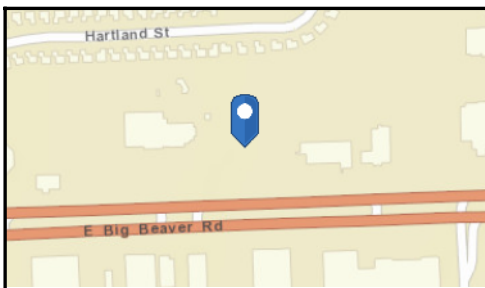
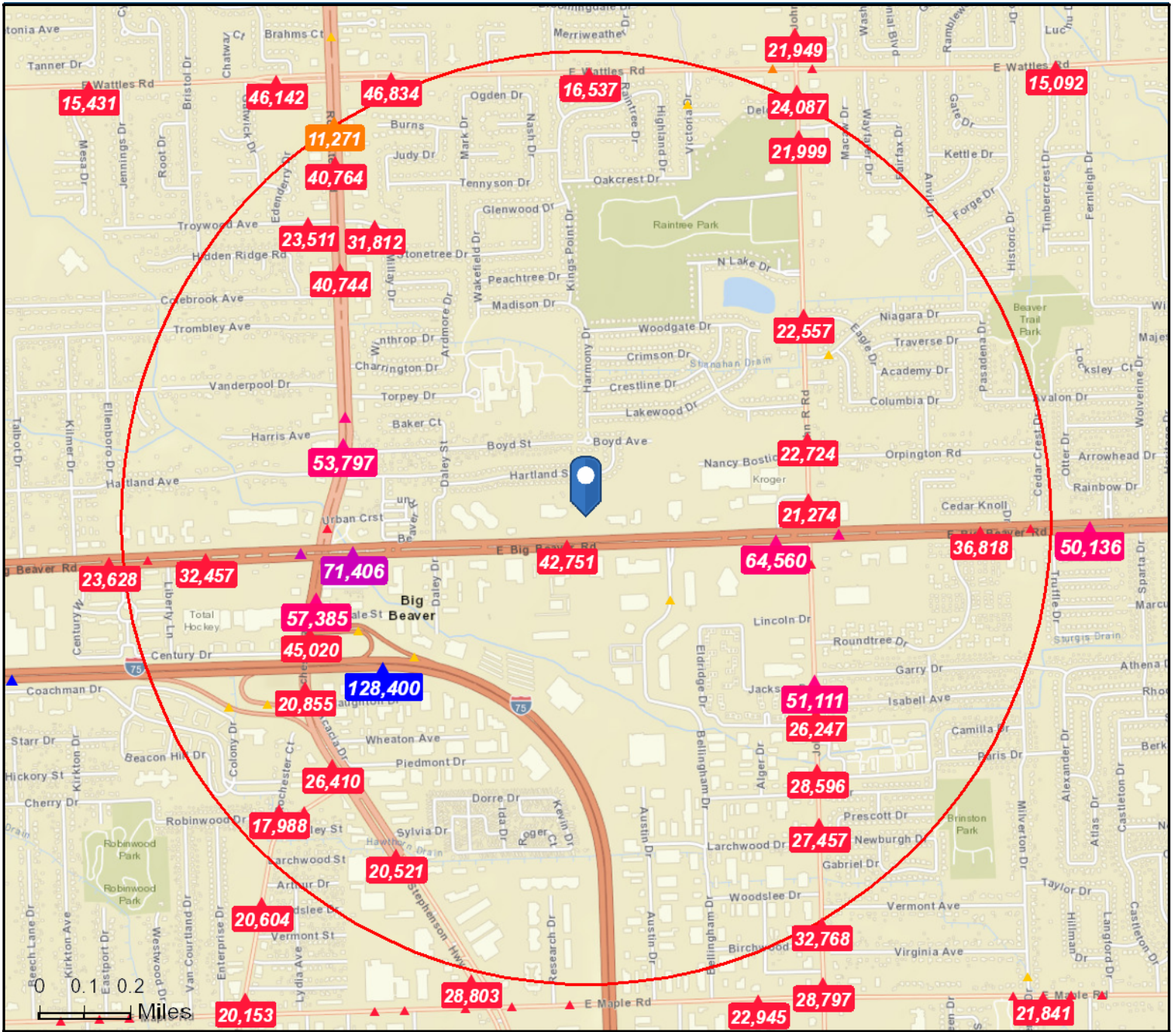
Site		
Parcel Number:	88-20-23-401-036	Buildable SF:
Legal Description:		Development Capacity:
Lot Dimensions (LxW):	267x550	Zoning: Office
Site Shape:		Primary Use: Office
Spec/BTS:		Secondary Use: Commercial
Floodplain:		Access:
Density:	0%	Visibility: Big Beaver
Permitted SF:		Frontage: Big Beaver
Permitted FAR:		
Rail Status:		
Rail Line:		
Topography: Flat		
Easement:		
Land Condition: Improved		
Structure on Site: No		
Min Divisible Structure SF:		
Max Contiguous Structure SF:		

Additional Site/Parcel Information Comments: Parcel I.D.# 88-20-23-401-036

Utilities		
Gas: Natural	Power:	Phone:
Water: City	Amps:	Cable:
Sewer: City	Volts:	Broadband:
	Phase:	Broadband Supplier:
	Power Supplier:	

Utility Comments:

Contacts for this Availability				
Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Jeffrey Buckler	248.567.8004	jeff.buckler@lee-associates.com



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

