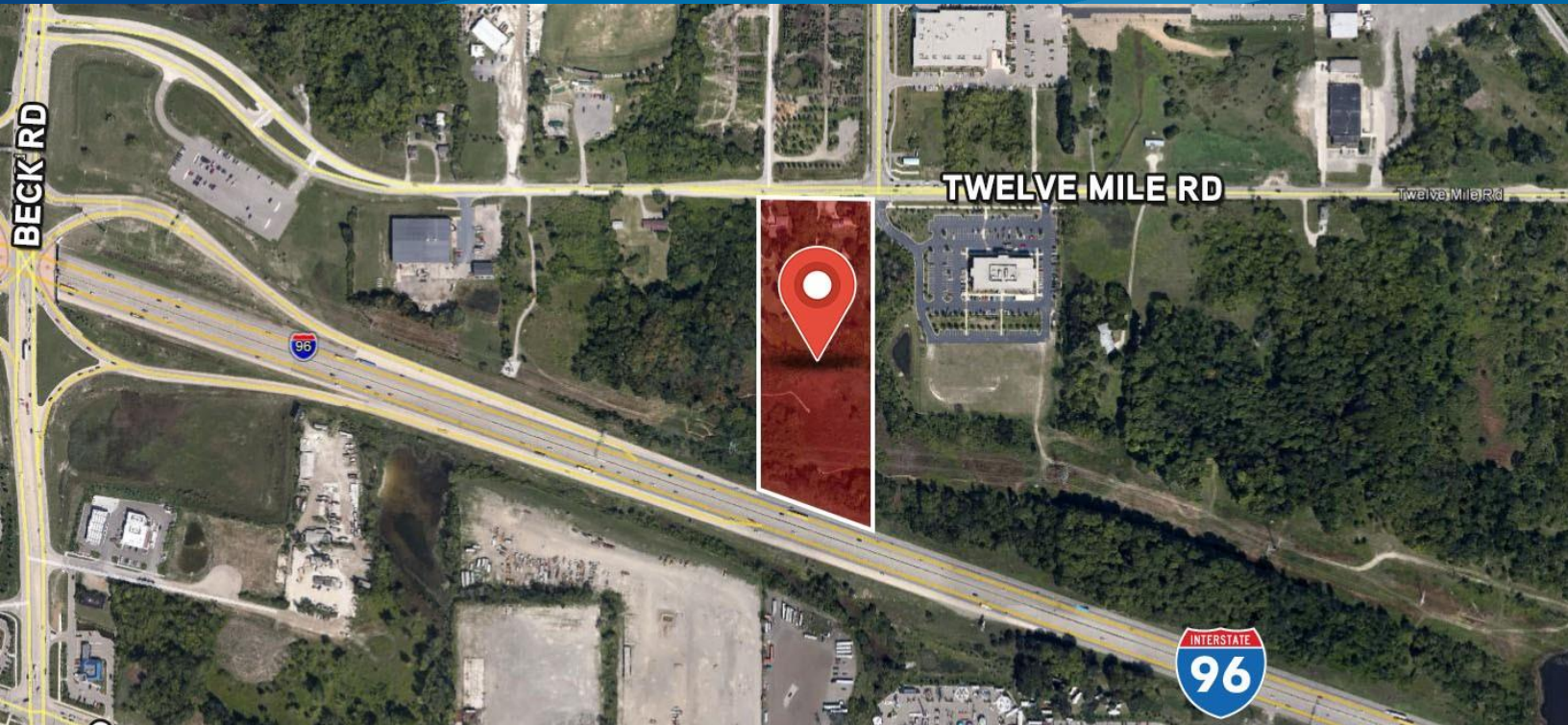


FOR SALE > LAND

5.37 ACRES

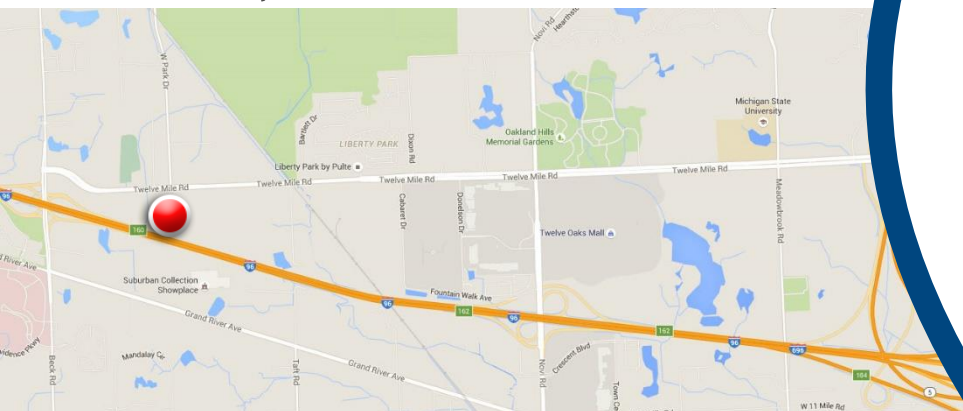
46675-46695 W. 12 MILE ROAD | NOVI, MI



PERFECT FOR MEDICAL OFFICE OR RESEARCH AND DEVELOPMENT

> PROPERTY HIGHLIGHTS

- Excellent Development Property
- Zoning Allows 3-Story Buildings
- 335' Frontage on 12 Mile
- City Sewer and Water Available



COLLIERS INTERNATIONAL

2 Corporate Drive | Suite 300

Southfield, Michigan 48076

For More Information Call:

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MICHAEL YAMADA, SIOR

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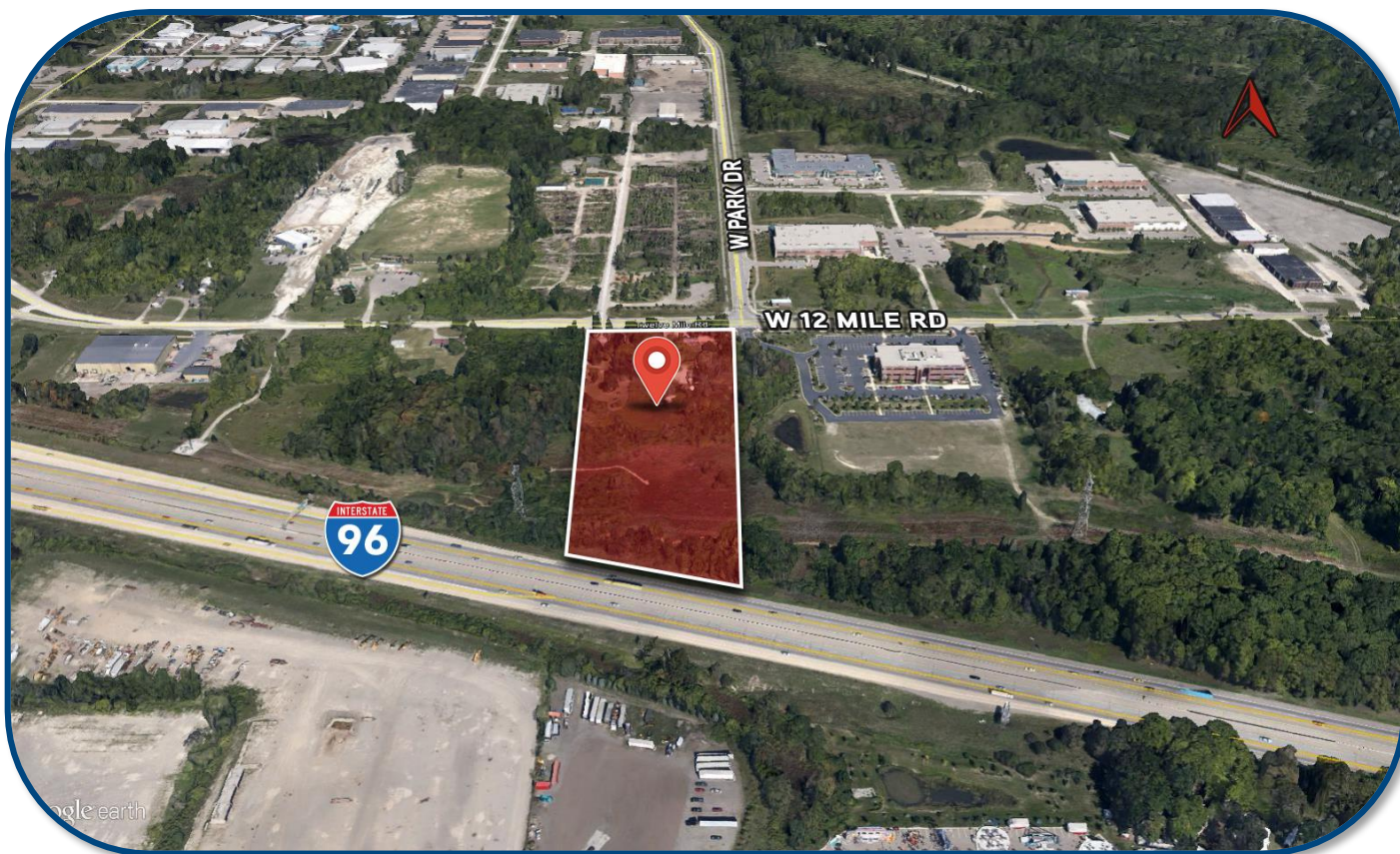
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5.37 ACRES

46675-46695 W. 12 MILE ROAD | NOVI, MI



> AERIAL MAP



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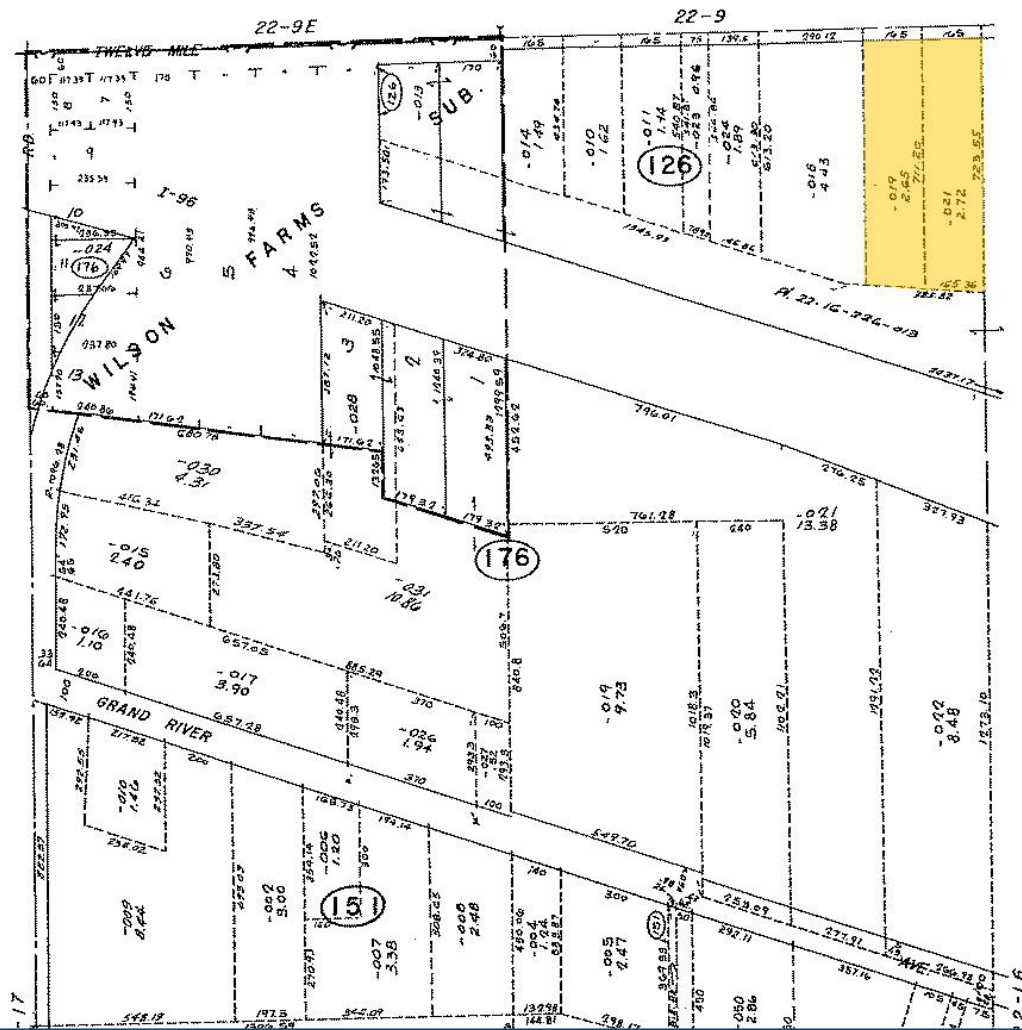


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5.37 ACRES



> PLAT MAP



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> OFFICE SERVICE TECHNOLOGY ZONING DISTRICT

3.1.23 OST Office Service Technology District

A. INTENT

The OST, Planned Office Service Technology district is intended to encourage and allow development of high tech, multi-use office/laboratory/production uses. The district is designed to permit the application of high tech, multi-use activities having accessory, warehousing, assembly, production and manufacturing activities. The goals of the OST district include the following specific purposes:

1. To provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for all types of research, office, high tech and related uses, including, but not limited to, experimental, demonstration and display laboratories whereby users can produce, display, demonstrate, test, sell, repair and service the user's products.
2. To protect abutting residential districts by separating them from permitted OST uses by building height and location limitations by setbacks, and off-street parking, by limitation of location of off-street loading/unloading areas, and by landscape planting/berm/wall screening within the OST district.
3. To promote research, laboratory, office, high tech and related development which minimizes the danger of fires, explosions, toxic and noxious matter, radiation, offensive noise, vibration, smoke, odor and other objectionable influences or hazards.
4. To protect the most desirable use of land in accordance with a well considered plan, to protect the character and established pattern of adjacent development, and in each area to conserve the value of land and buildings and other structures, and to protect the City's tax revenue.

 **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Professional office buildings, offices and office sales and service activities
- ii. Data processing and computer centers
- iii. Laboratories
- iv. **Research, testing, design and development, technical training, and design of pilot or experimental products** §4.68
- v. **Hotels** and **business motels** §4.28,4
- vi. **Colleges, universities, and other such post-secondary institutions of higher learning, public or private, offering courses in general, technical, or religious education** §4.15.2
- vii. **Motion picture, television, radio and photographic production facilities** §4.47
- viii. Medical offices, including laboratories and clinics
- ix. **Facilities for human care** §4.64
- x. Off-street parking lots
- xi. Publicly owned and operated parks, parkways and outdoor recreational facilities
- xii. Publicly-owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations

B. PRINCIPAL PERMITTED USES (continued)

- xiii. Financial institution uses with drive-in facilities as an accessory use only
- xiv. **Public or private indoor and private outdoor recreational facilities** §4.38
- xv. **Day care centers** and **adult day care centers** §4.12.2
- xvi. **Secondary uses** §4.69
- xvii. **Sit down restaurants** §4.41.4
- xviii. Other uses similar to the above uses and subject to the same conditions noted
- xix. **Accessory buildings and uses** §4.19 customarily incidental and integral to any of the above permitted uses

C. SPECIAL LAND USES (Retail Service Overlay)

The following uses are permitted subject to **Section 3.19**

- i. **Retail businesses use** §4.78
- ii. **Retail business service uses** §4.78
- iii. **Restaurants, including sit down** §4.78
- iv. **Fast food drive-through restaurants** §4.78

> **OFFICE SERVICE TECHNOLOGY ZONING DISTRICT**
OST Office Service Technology District ^{3.1.23}
D. DEVELOPMENT STANDARDS**Lot Size**

Minimum lot area^[1]: See [Section 3.6.2.D](#)
 Minimum lot width^[2]: See [Section 3.6.2.D](#)

Lot Coverage^[3]

Maximum lot coverage: See [Section 3.6.2.D](#)

Setbacks^[4]

Minimum front yard setback: 50 ft
 Minimum rear yard setback: 50 ft
 Minimum side yard setback: 50 ft

Building Height^[5]

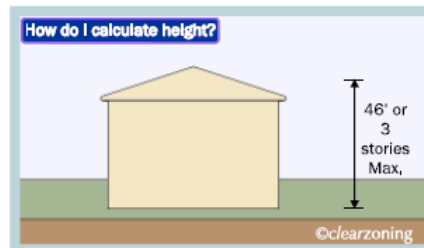
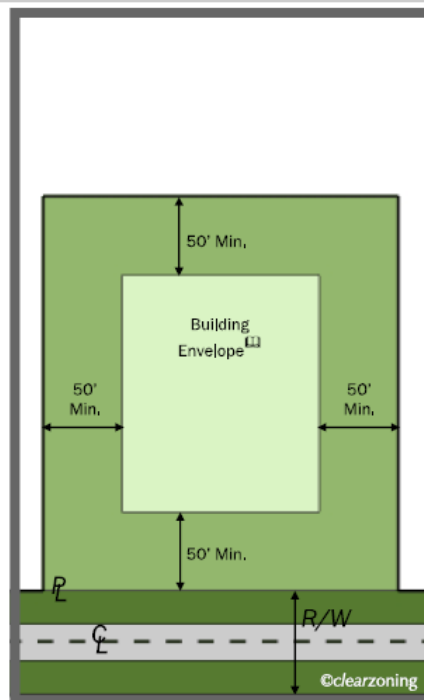
Maximum building height: 46 ft or 3 stories, whichever is less

Parking Setbacks

Minimum front yard setback: 20 ft
 Minimum rear yard setback: 20 ft
 Minimum side yard setback: 20 ft

NOTES

- For additions to the above requirements, refer to [Section 3.6.2 Notes to District Standards; C, D, E, H, M, P, and Q](#)
- See *Selected References* below for applicability



The above drawings are not to scale.

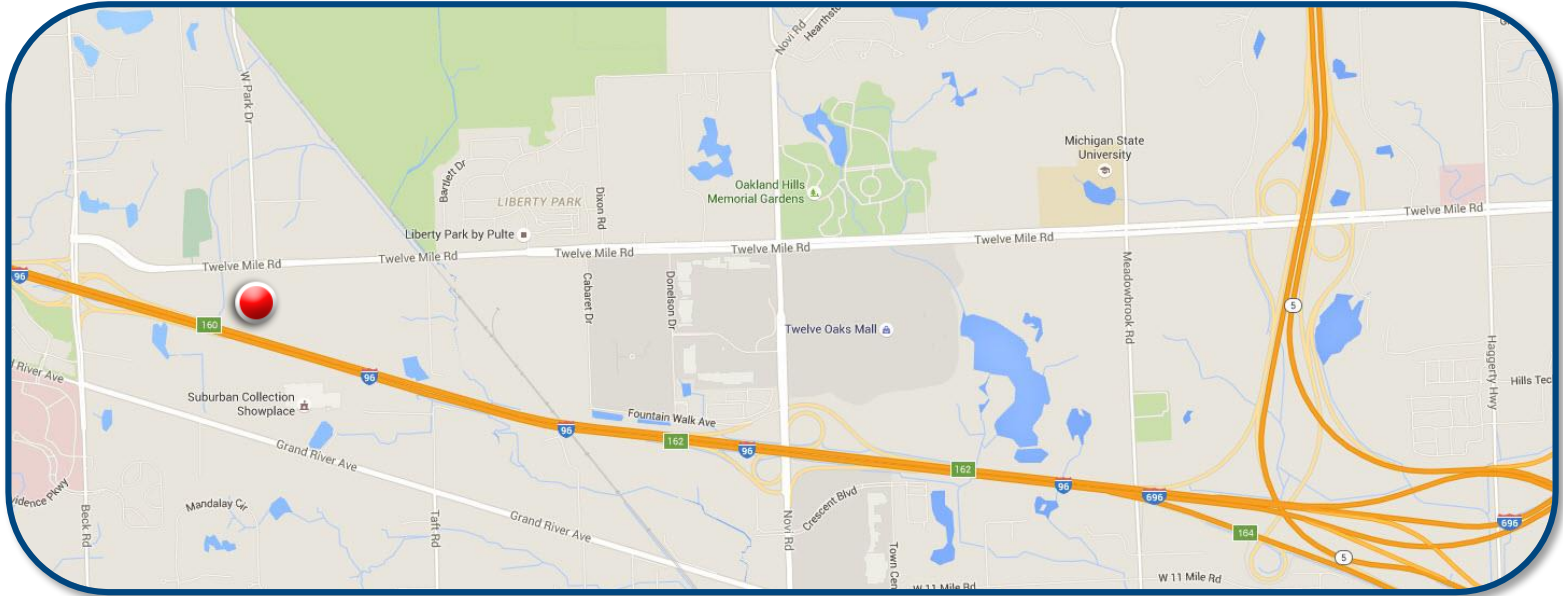
FOR SALE > LAND

5.37 ACRES

46675-46695 W. 12 MILE ROAD | NOVI, MI



> PROPERTY PHOTOS



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Land Availability

For Sale

46675-46695 W 12 Mile Road
Novi, MI 48377



Sale Price: \$849,000 Cash
Sale Price /Acre:
Sale Price /SF:
Acreage- Min.: 5.37
Acreage- Max.: 5.37
Dimensions: 335 x 698
Zoning: OST
Possible Use: Medical and R&D
Utilities:
Property Taxes:

County: Oakland
Crossroads: 12 Mile and Park Drive
Parcel #: 22-16-126-021, 22-16-126-019

- Excellent Development Opportunity
- Zoning Allows 3-Story Buildings
- 335' Frontage on 12 Mile
- City Sewer and Water Available

For more information, contact:



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