

EMU Campus Retail

707 W Cross St, Ypsilanti, MI 48197



Listing ID: 30145302
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Convenience Store, Street Retail
Contiguous Space: 1,767 - 4,523 SF
Total Available: 4,523 SF
Lease Rate: \$18.50 PSF (Annual)
Base Monthly Rent: \$2,724 - 6,972
Lease Type: NNN
Ceiling: 12 ft.

Overview/Comments

Great retail located directly across from Eastern Michigan University. Formerly Ned's Bookstore. Space can be split. High traffic area. Perfect for student related business. Highly visible. Parking available. Building is fully sprinkled.



More Information Online

<http://www.cpix.net/listing/30145302>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority: City of Ypsilanti
Tax ID/APN: 11-40-131-005 | 006 | 007 | 008
Retail-Commercial Type: Convenience Store, Street Retail
Zoning: B-3

Building Name: Stanley
Gross Building Area: 7,116 SF
Building/Unit Size (RSF): 7,116 SF
Land Area: 0.14 SF

Available Space

Suite/Unit Number: A
Suite Floor/Level: 1st
Space Available: 4,523 SF
Minimum Divisible: 1,767 SF
Maximum Contiguous: 4,523 SF

Space Type: Relet
Date Available: 09/01/2017
Lease Term (Months): 60 Months
Lease Rate: \$18.50 PSF (Annual)
Lease Type: NNN

Space Description Formerly Ned's Bookstore. Space can be split into two suites, 2,756 sq.ft. & 1,767 sq.ft. +/- . Full basement under each suite.

Area & Location

Retail Clientele: General, Family, Business, Other
Property Located Between: College Place & Normal Street
Largest Nearby Street: Cross

Feet of Frontage: 527
Highway Access: Access to I-94 via Huron St - Exit #183.
Airports: Willow Run & Detroit Metro

Area Description Eastern Michigan University is located directly across from the site. EMU has 700 faculty, 1,000 + administrative staff and 23,419 students.

Building Related

Tenancy: Multiple Tenants
Total Number of Buildings: 2
Number of Stories: 2
Property Condition: Average

Year Built: 1927
Roof Type: Flat
Construction/Siding: Brick
Total Parking Spaces: 6

Parking Type:	Surface	Loading Docks:	0
Parking Description:	Possible off-street parking. Ample metered parking.	Passenger Elevators:	0
Ceiling Height:	12	Freight Elevators:	0
Loading Doors:	0	Sprinklers:	Wet

Land Related

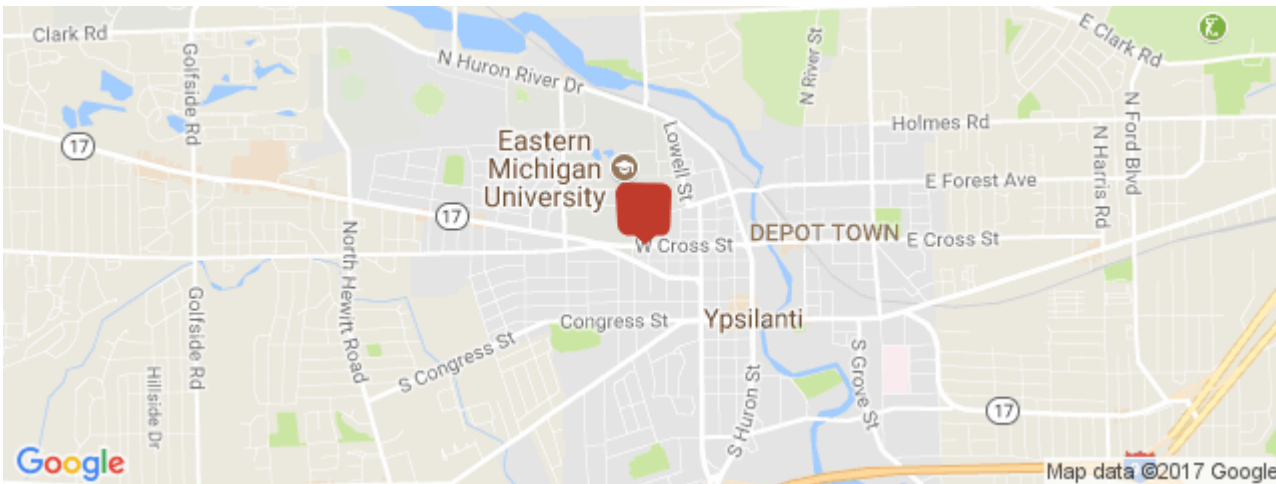
Lot Frontage:	52.74	Water Service:	Municipal
Lot Depth:	118	Sewer Type:	Municipal

Zoning Description The B3 central business district is designed to promote the orderly development, redevelopment, and continued maintenance of city's downtown and depot town commercial areas. These areas serve the comparison, convenience, service, and cultural needs of the entire municipal area as well as areas beyond the municipal limits. It is the intent of the B3 central business district to promote the development of a pedestrian-accessible mixed-use district, consisting of a variety of retail, office, and service uses. Because of the variety of uses permitted in the B3 district, special attention must be focused on site layout, building design, vehicular circulation, and coordination of site features between adjoining sites. Permitted uses should be complementary to each other, and should not have an adverse impact on street capacity, public utilities and services, or the overall image and function of the district. The B3 central business district provides incentives to encourage the development of public spaces, parking arrangements, and innovative combinations of permitted uses which allow for the rehabilitation of existing structures. Parking facilities should be designed to serve the area instead of individual businesses. Automotive related services and other uses which tend to interfere with the continuity of retail frontage and hinder pedestrian circulation are prohibited.

Legal Description *OLD SID - 11 11-480-103-00 YP CITY 49W-4 E 26 FT OF W 27.24 FT OF LOT3 BLK 1 POSTS ADDITION. 707 W CROSS *OLD SID - 11 11-480-104-00 YP CITY 49W-5 E 20.76 FT OF LOT 4 AND W 1.24 FT OF LOT 3 ALSO LAND COM ON S LINE CROSS ST, 150 FT E OF E LINE OF NORMAL ST, TH S PARALLEL TO NORMAL ST 117.49 FT TO ALLEY, TH W ALONG N LINE OF ALLEY 1.22 FT, TH N PARALLEL TO NORMAL ST 61.23 FT, TH N'LY ALONG WEST FACE OF BRICK WALL TO CROSS ST, TH E 6 IN TO BEG BLK 1 POSTS ADDITION. AT: 711 W. CROSS

Location

Address:	707 W Cross St, Ypsilanti, MI 48197	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw E of 23



Property Images



View looking west from space



Interior



View looking east from space



Interior



Interior

Property Contacts



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707 - 711 W Cross - Floor Plan

