

# For Sale-Office Building in Ypsilanti

## 2520 Packard Road, Ypsilanti, MI 48197



Listing ID: 30028768  
Status: Active  
Property Type: Office For Sale  
Office Type: Medical, Mixed Use  
Size: 3,070 SF  
Sale Price: \$295,000  
Unit Price: \$96.09 PSF  
Sale Terms: Cash to Seller  
Ceiling: 9 ft.



### Overview/Comments

Great opportunity to own your own freestanding office building on busy Packard Road. High visibility, great signage, well maintained facility with multiple tenants in place. Perfect for a real estate company, medical office use, insurance office, day care facility, chiropractor or other small office user.

Multiple office layout with 2 separate entrances to the facility. Great parking, easy access to Ann Arbor and US-23 / I-94 corridors. This location has great visibility.

### More Information Online

<http://www.cpix.net/listing/30028768>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority: Ypsilanti Township  
Tax ID/APN: K-11-06-379-013  
Office Type: Medical, Mixed Use, Flex Space, Office Building  
Zoning: B3-GENERAL BUSINESS DISTRICT  
Property Use Type: Investment, Business  
Class of Space: Class D

Gross Building Area: 3,070 SF  
Building/Unit Size (RSF): 3,070 SF  
Usable Size (USF): 3,070 SF  
Land Area: 0.30 Acres  
Sale Terms: Cash to Seller

### Area & Location

Property Located Between: Southlawn Street and Boston Avenue  
Property Visibility: Good

Highway Access: Interstate 94 8 minutes, US23 10 Minutes  
Airports: Detroit International Airport - 20 min, Ann Arbor Municipal Airport - 15 min

### Building Related

Total Number of Buildings: 1  
Number of Stories: 1  
Typical SF / Floor: 3,070 SF  
Year Built: 1978  
Roof Type: Gable

Construction/Siding: Aluminum Siding  
Parking Type: Surface  
Total Parking Spaces: 18  
Ceiling Height: 9

### Land Related

**Zoning Description** The B-3 general business districts are designed to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the local business district or the community business district.

### Location

Address: 2520 Packard Road, Ypsilanti, MI 48197  
County: Washtenaw

MSA: Ann Arbor  
Submarket: Washtenaw E of 23



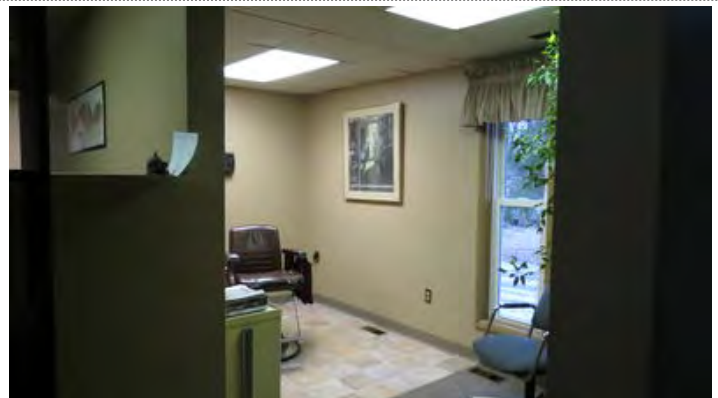
## Property Images



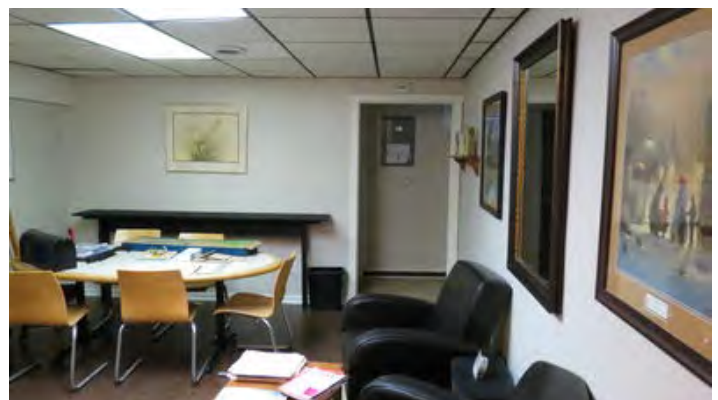
Sign



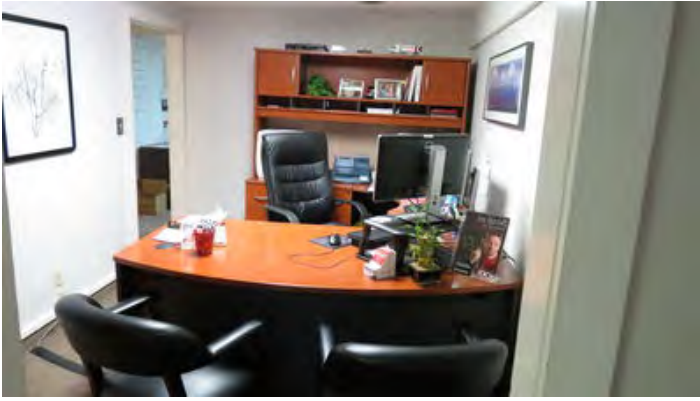
Building Exterior 2



Reception Area View 1



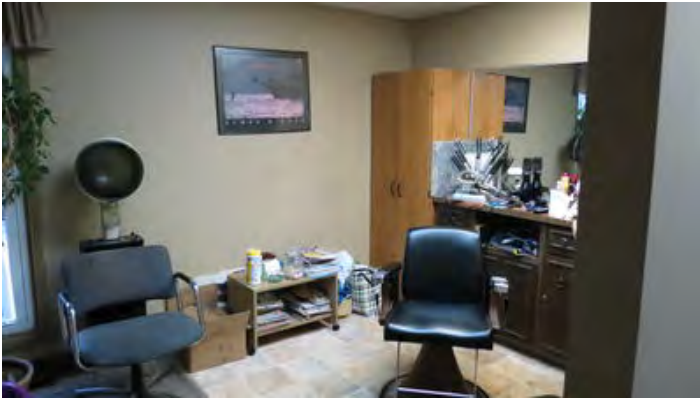
Reception Area View 2



Office



Kitchen



Hair Salon

## Property Contacts

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### **James H. Chaconas**

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