

Michigan Avenue Commercial Lot

W. Michigan Avenue, Ypsilanti, MI 48197



Listing ID: 28256235
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Industrial
Gross Land Area: 2.70 Acres
Sale Price: \$149,000
Unit Price: \$55,185 Per Acre
Sale Terms: Cash to Seller

Overview/Comments

Great Location in an up and coming neighborhood. Property has Michigan Avenue frontage, just off the I-94/US-12 exit 181. Backs up to the UPS facility and industrial parks. Location is close to Walmart, Bank of America and newer fast food places.



More Information Online

<http://www.cpix.net/listing/28256235>

QR Code

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General Information

Taxing Authority: Ypsilanti Township
Tax ID/APN: K-11-39-350-002
Possible Uses: Industrial

Zoning: IRO
Sale Terms: Cash to Seller

Area & Location

Market Type: Medium
Property Located Between: Munger & Crane
Side of Street: South
Property Visibility: Excellent
Largest Nearby Street: Michigan Ave (US-12)
Feet of Frontage: 195

Transportation: Highway, Airport
Highway Access: I-94, US-23 & M-14
Airports: Ann Arbor, Willow Run & Detroit Metro
Site Description: Tree lot approximately 195 x 604.
Area Description: Close to the UPS distribution center.

Legal Description YP#39-24-A; COM AT SW COR OF FRENCH CLAIM 690; TH NELY IN SOUTH LINE OF FC 690 1863.84 FT; TH N 15-45-00 W 1351.75 FT IN A LINE PARALLEL TO W LINE OF FC 690; TH N 54-15-00 E 215.36 FT FOR POB; TH N 55-40-00 E 200 FT; TH S 15-43-00 E 620.21 FT; TH S 55-40-00 W 200 FT; TH N 15-43-00 W 620.21 FT TO POB. EXCLUSIVE OF ANY RIGHT OF WAY EASEMENT FOR MICHIGAN AVENUE, CONTAINING 2.70 ACRES +/- SEC 17, T3S-R73, (LEGAL DESCRIPTION NOT VERIFIED WITH SURVEY. CORRECTED 01/05/99)

Land Related

Lot Frontage: 195
Lot Depth: 604

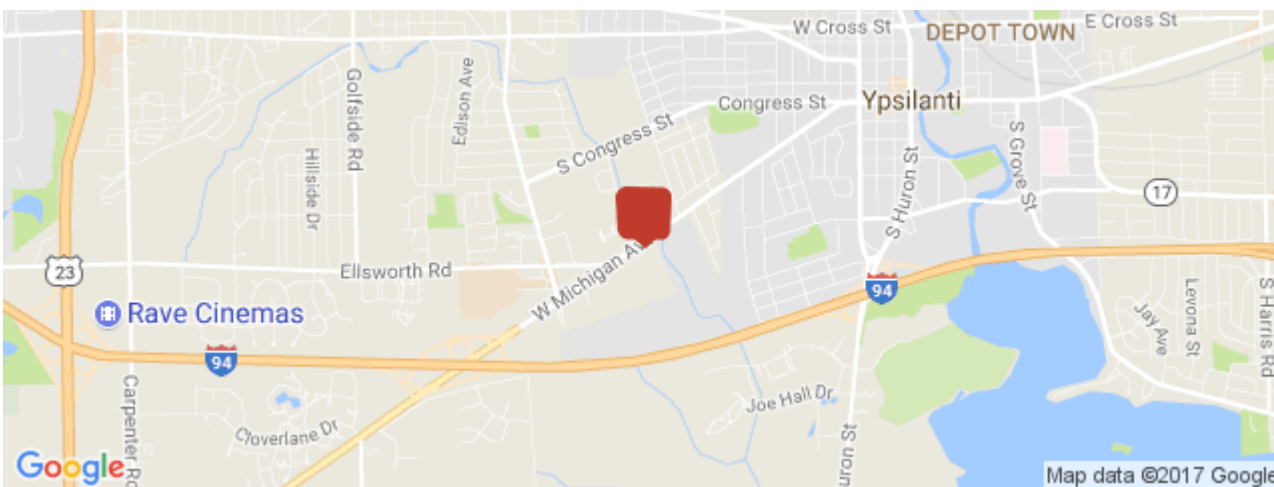
Development Name: Industrial Research Office
Topography: Gently Sloping

Available Utilities: Electric, Water, Gas, Sewer
Water Service: Municipal
Sewer Type: Municipal

Zoning Description IRO industrial research office districts is so designed as to provide for a "community of office, research and industrial facilities. The IRO districts are designed to ensure the compatibility between the operations therein and the activities and character of the neighborhood in which the center is located. The district is established to encourage uses which have a high value per acre of land that will supplement the township's tax base. Principal uses permitted: In an IRO district, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this ordinance: Any use charged with the principal function of basic research, design and pilot or experimental product development. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales. Data processing and computer centers, including service and maintenance of electronic data processing equipment. Banks, credit unions, savings and loan associations. Hospitals, clinics and medical offices; medical laboratories. Motels or hotels. Assembly halls, display halls, convention center or similar places of assembly when conducted completely within enclosed buildings. Post offices. State-licensed residential child and adult care facilities as provided for in section 2122 Municipal buildings and uses. Accessory structures and uses customarily incident to the above permitted uses. Sec. 1302. - Uses permitted subject to special conditions: The following uses may be permitted upon the granting of a permit for such use by the planning commission subject to the conditions hereinafter imposed for each use, and subject further to such other conditions which are necessary to provide adequate protection to the neighborhood and to abutting properties and subject further to a public hearing held in accord with sec. 2309 and further shall be reviewed as provided in sec. 2119: Any of the following industrial uses when conducted wholly within a completely enclosed building: The manufacture, compounding, processing, packaging or treatment of such products as: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery; tool, die, gauge and machine shops. The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheetmetal (excluding large stamping such as: automobile fenders or bodies), shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills) and yarns. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired by electricity or gas. Manufacture of musical instruments, toys, novelties and metal or rubber stamps, or other small molded rubber products. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs. Laboratories, experimental, film or testing. Retail and service uses may be permitted in buildings which exceed one story in height as secondary uses to the principal permitted office uses included in paragraphs 1 through 5 of sec. 1301 above: Retail businesses or service establishments. Personal service establishments, such as but not limited to: repair shops (watches, radio, television, shoe, etc.), tailor shops, beauty parlors or barbershops, laundries or dry cleaners, printing or photographic reproduction, photographic, art or interior decorating studios. Theaters, bowling alleys, billiard halls, health salons or similar forms of indoor recreation. Restaurants or other places serving food and beverages, but not including drive-in, fast-food, carry-out or drive-through restaurants and subject further conditions:

Location

Address:	W. Michigan Avenue, Ypsilanti, MI 48197	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw E of 23



Property Contacts



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