

COMMERCIAL BUILDING at 1255 E. Michigan Avenue, Ypsilanti Township - NEEDS a NEW OWNER

Asking Price: \$189,000

Asking Price/SF: \$127.70

Year Built:

Max Space Available: 1480

Types: Real Estate For Sale

Building Status: Established

This one story 1480 square foot commercial brick building sits on a .80 acre parcel overlooking Michigan Ave. The building, parking lot and partially wooded vacant lot in this Ypsilanti Township corridor has been and is in impeccable condition. Great visibility and pole and building signage on a well traveled Michigan Ave. There are 13 parking spaces, two of which are handicapped spaces with ample expansion parking available, behind the store. An addition was made in 1994 as the store sales expanded. Currently a C-Store and more with many other possibilities for a new owner. Owner willing to sell business inventory at cost. This area has been under development attracting well known retailers and service providers nearby.

Contact michelle@bbfbrokers.com or call 734-323-0376 for additional information.

Facilities: Cement block building with plenty of room to expand with great road side exposure. What a great opportunity set up for growth with this parcel. Lots of room to expand if desire, or keep it as it is. 1255 E. Michigan Ave is 1480 square foot building with plenty of parking and zoned B-3 Business General. Suitable uses suggested by the zoning ordinance. Note the rear "lot" facing Cross Street and the front of the store on Michigan Ave are all one parcel and is subject to the Section 2001 Schedule of Regulations: [https://library.municode.com/mi/ypsilanti_charter_township,\(washtenaw_co.\)/codes/code_of_ordinances?nodeId=COOR_APXAZO_ARTXXSCRE](https://library.municode.com/mi/ypsilanti_charter_township,(washtenaw_co.)/codes/code_of_ordinances?nodeId=COOR_APXAZO_ARTXXSCRE)

This building had a new roof in 2013. Vacant lot was cleared and cleaned up in 2017 by the seller. There are a multitude of opportunities for this parcel and building. Property at 1255 E. Michigan Avenue, Ypsilanti, MI, is on a very busy road located between the Huron River and Ford Lake. There is an adjoining wooded lot on Cross Street which abuts a residential neighborhood that is included in the sale.

Financing: Ask price is \$189,000.00. No terms are being offered at this time.

REASON SELLING: Retirement.