

FOR SALE



CHACONAS GROUP
ANN ARBOR AREA



3-Duplex Package

1601 E M-36 | Pinckney, Michigan



Paul Godek
734 769 5009
paul.godek@colliers.com

Colliers Ann Arbor
734 994 3100
annarbor@colliers.com

1955 Pauline Blvd., Suite 400
Ann Arbor, MI
colliersannarbor.com



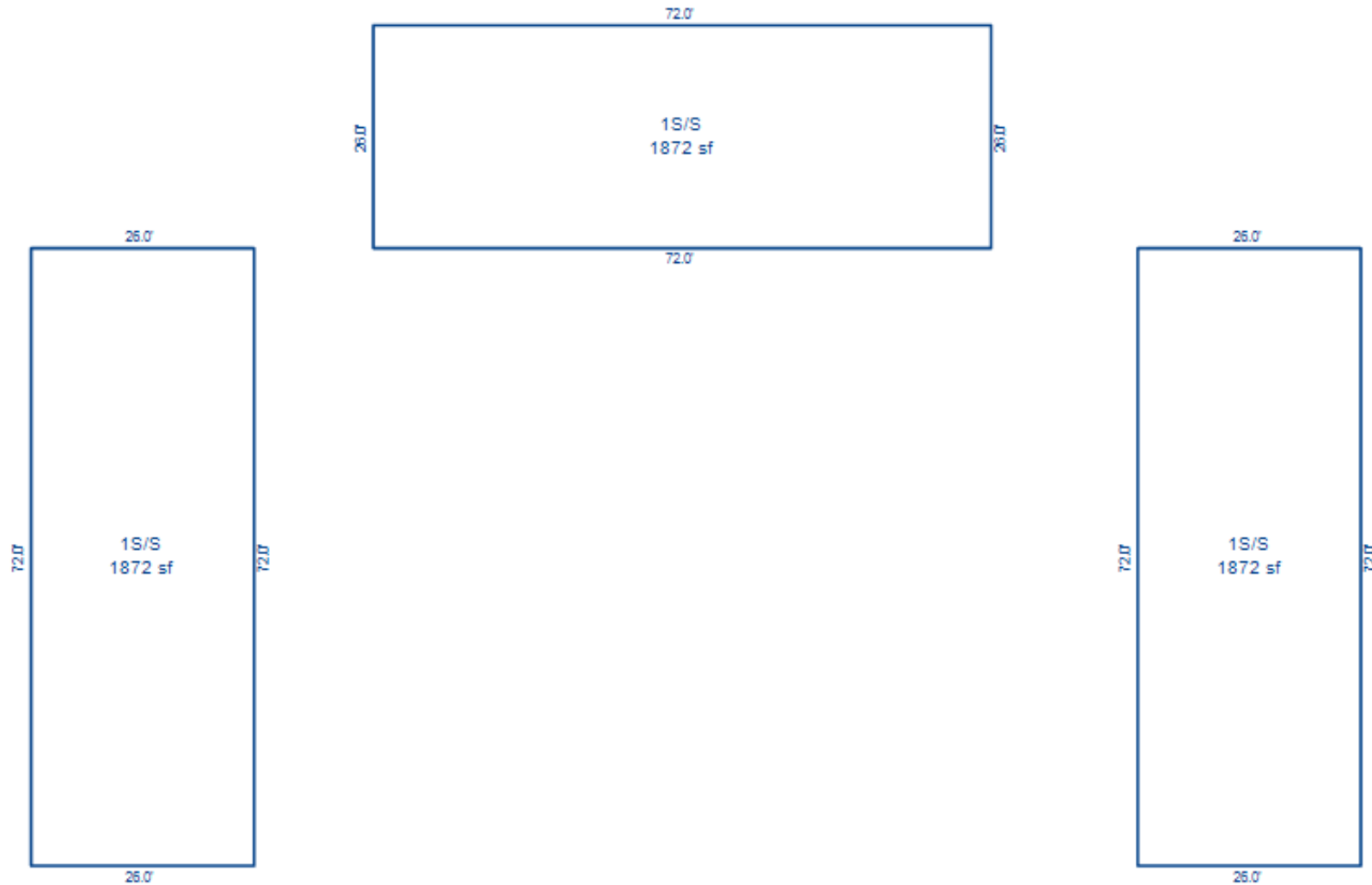


FOR SALE

3-Duplexes | 5,616 Total Square Feet

PROPERTY HIGHLIGHTS

- 5,616 SF Total Across Three Duplex Buildings (1,872 SF each)
- Each Unit: 936 SF, 2 Bed / 1 Bath, Kitchen, W/D Hook-Up, Mechanicals, Exterior Storage (No Basements)
- 100% Occupied
- Separate Well and Septic Systems for Each Building
- Landlord Maintains Water Softener, Lawn, Snow, and Driveway
- Located in Putnam Township within Pinckney Community Schools
- 1.97-Acre Wooded Site with Mature Trees. Adjacent to Walking and Biking Trails; Near Pinckney Recreation Area ($\pm 11,000$ Acres)
- Minutes to Downtown Pinckney; ~30 Minutes to Ann Arbor, Brighton, Howell, and South Lyon
- Ideal for Investment or Partial Owner-User
- Additional Information Available with an Executed Confidentiality Agreement
- Offered at \$869,000



ASSESSOR SKETCH

3-Duplexes | 5,616 Total Square Feet



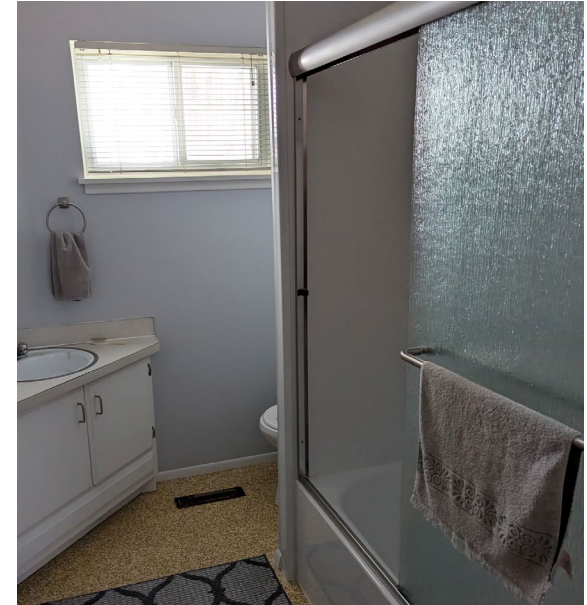
Colliers | **CHACONAS GROUP**
ANN ARBOR AREA



FOR SALE
3-Duplexes | 5,616 Total SF

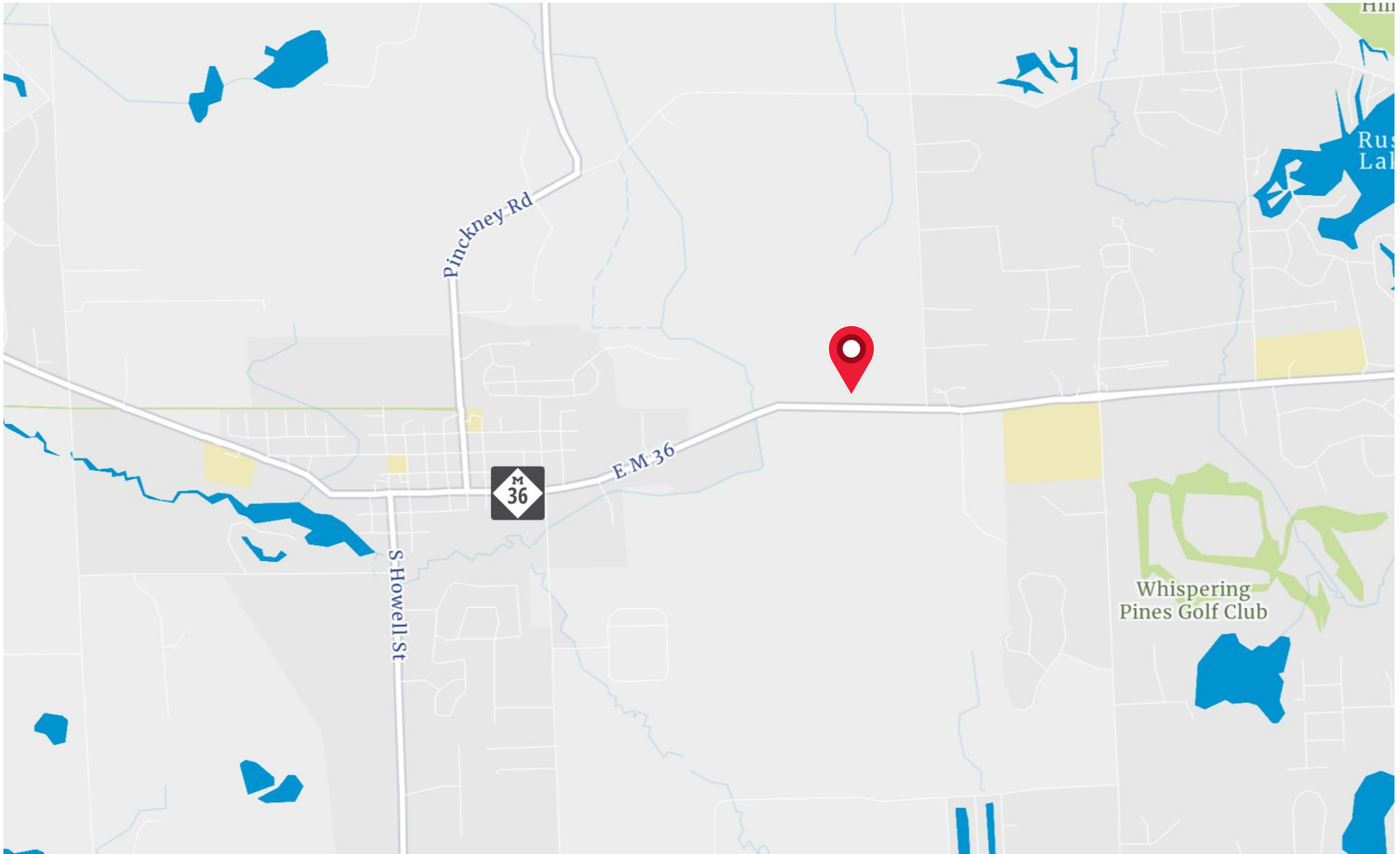


CHACONAS GROUP
ANN ARBOR AREA



FOR SALE

3-Duplexes | 5,616 Total SF



LOCATION MAP

3-Duplexes | 5,616 Total Square Feet



CHACONAS GROUP
ANN ARBOR AREA



PROPERTY AERIAL

3-Duplexes | 5,616 Total Square Feet



Paul Godek
734 769 5009
paul.godek@colliers.com



CHACONAS GROUP
ANN ARBOR AREA