

FOR SALE

INDUSTRIAL INVESTMENT

2727 E MICHIGAN AVE

YPSILANTI, MI 48331



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OFFERED EXCLUSIVELY BY



2727 E MICHIGAN AVE YPSILANTI, MI

PROPERTY HIGHLIGHTS

- 12,890 SF office/warehouse building situated on 1.95 acres
- Unique opportunity for investor and/or future end user
- Prime visibility with significant Michigan Avenue frontage
- Leased to investment grade credit tenant through November 2028 providing \$120,000 NNN annually
- Beautifully renovated building offering \pm 2,250 SF of office space, \pm 10,650 SF of warehouse space and secured, fenced outdoor storage with semi-truck turnaround capability
- Warehouse includes additional office and conference room, fully equipped fitness room and LAV
- 3 OH doors accessing the warehouse area
- Site provides 30 asphalt parking spaces as well as \pm 1.5 acres of gravel parking and outdoor storage area
- Warehouse ceiling heights range from 12 feet to 16 feet
- Close proximity to I-275, M-23 and approximately 1/4 mile from Willow Run bypass to I-94

PROPERTY SUMMARY

BUILDING SIZE	12,890 SF
LAND SIZE	1.95 AC
PARKING SPACES	30
YEAR BUILT	1970
YEARS RENOVATED	2020-2025
CITY	Ypsilanti
ZONING	RC (Regional Corridor)
PRICE	\$1,350,000



2727 EAST
MICHIGAN AVE

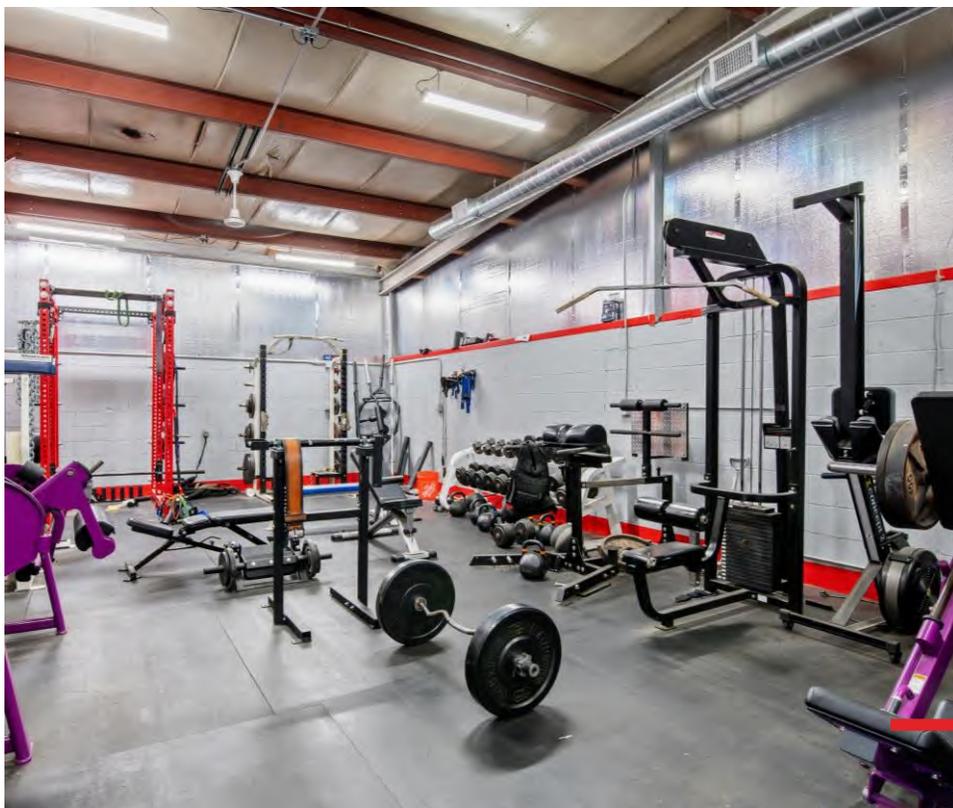
 14,222
VEHICLES PER DAY

MICHIGAN AVE

AERIAL OVERVIEW



INTERIOR PHOTOS



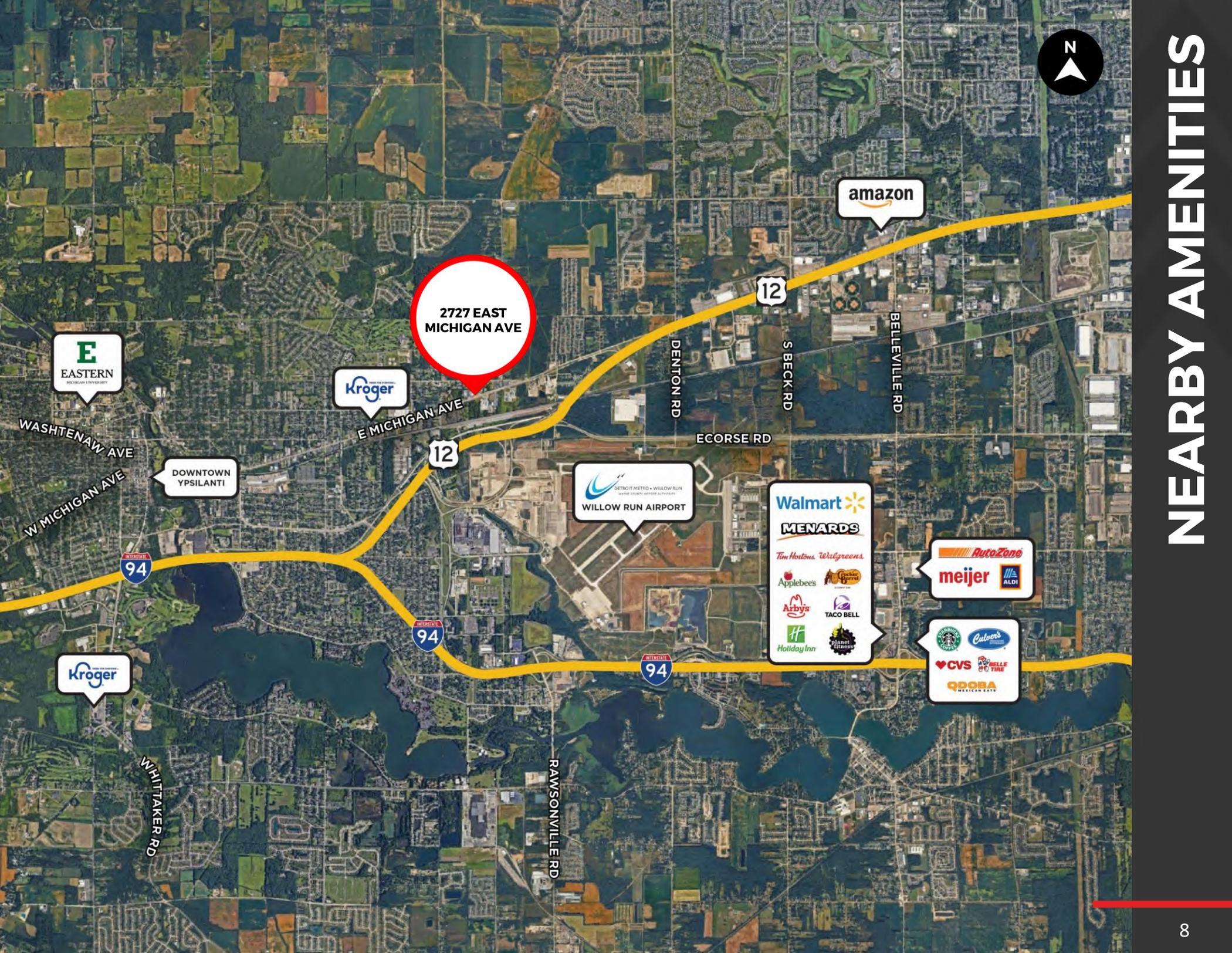
INTERIOR PHOTOS



INTERIOR PHOTOS



NEARBY AMENITIES



2727 EAST MICHIGAN AVE

E
EASTERN
MICHIGAN COMMUNITY

Kroger

amazon

WASHTENAW AVE
W MICHIGAN AVE

DOWNTOWN
YPSILANTI

E MICHIGAN AVE

DETROIT METRO • WILLOW RUN
WILLOW RUN AIRPORT

12

DENTON RD

S BECK RD

BELLEVILLE RD

ECORSE RD

94

12

94

94

Kroger

Walmart
MENARDS
Tim Hortons, Walgreens
Applebees
Arby's
Holiday Inn

AutoZone
meijer
ALDI

Starbucks
Culver's
CVS
Belle Tire
QDOBA

WHITTAKER RD

RAMSONVILLE RD



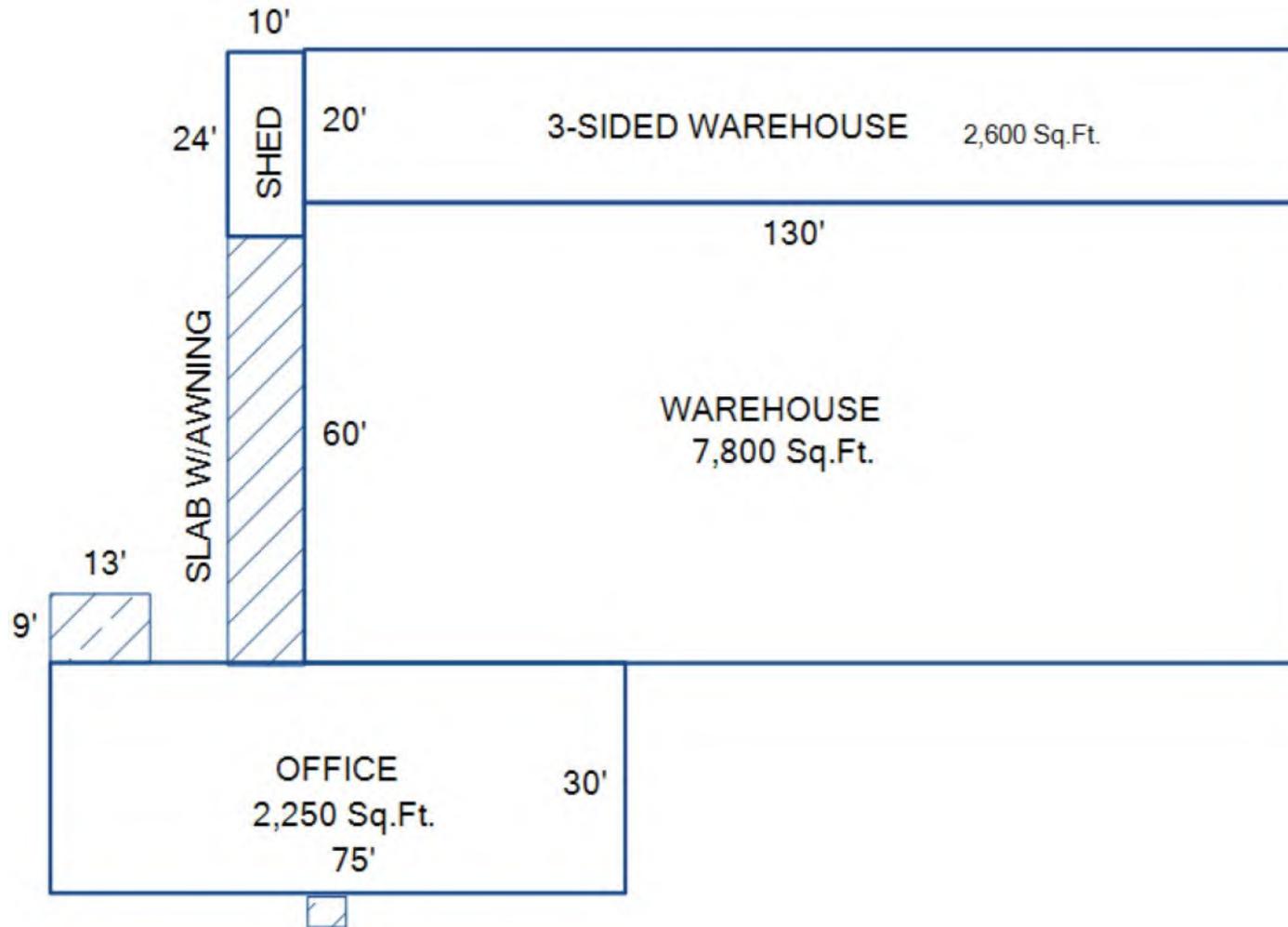
HOLMES RD

2727 EAST
MICHIGAN AVE

E MICHIGAN AVE



PARCEL OUTLINE



FLOOR PLAN

2727 E MICHIGAN AVE

AREA AMENITIES



RESTAURANTS & FAST FOOD

Antonio's Coney Island
Aubree's Pizzeria & Grill
Basil Babe
Bellflower
Bobcat Bonnie's
Bomber Restaurant
Carson's American Bistro
Chick-fil-A
Cottage Inn Pizza
El Trompo Mexican Grill
Encuentro Latino
Express Fish & Chicken
Haab's Restaurant
IHOP
Luca's Coney Island
Maíz Mexican Cantina
McDonald's
Panera Bread
Sidetrack Bar & Grill
Thompson & Co
Tikalito
Tower Inn Cafe
Wurst Bar



LODGING

Ann Arbor Regent Hotel & Suites
Fairfield Inn & Suites
Hampton Inn & Suites
Holiday Inn Express & Suites
Residence Inn by Marriott



GROCERY STORES

ALEZ Market
Dos Hermanos Ypsilanti
Fresh Thyme Market
Kroger
La Casa Latina
Meijer
Shoppers Marketplace
Ypsilanti Food Co-op



FITNESS & RECREATION

Buhr Park
Crunch Fitness
Ford Lake Park
Infinite Iron
Planet Fitness
Powerhouse Gym
Prospect Park
Riverside Park
Rolling Hills County Park





YPSILANTI, MI

Ypsilanti is a historic city in southeastern Michigan located along the Huron River, about 35 miles west of Detroit and immediately east of Ann Arbor. Founded in the early 19th century, the city developed as a regional manufacturing and transportation hub during the industrial era. Ypsilanti later became closely tied to the automotive industry, particularly through the massive Willow Run Plant, which produced aircraft during World War II and automobiles in the decades that followed.

Today, Ypsilanti is known for its vibrant arts scene, historic architecture, and strong university presence. The city is home to Eastern Michigan University, which contributes significantly to the local economy and cultural life. Downtown Ypsilanti features a mix of locally owned restaurants, shops, and entertainment venues centered around the historic Ypsilanti Water Tower, a distinctive 19th-century landmark often cited as one of the most recognizable structures in the region. Combined with its proximity to Ann Arbor and Detroit, Ypsilanti offers a unique blend of small-town character, historic identity, and access to major metropolitan amenities.

	1 Mile	3 Miles	5 Miles
EST POPULATION (2025)	±3,573	±44,129	±119,542
AVG HH INCOME (2025)	±\$51,303	±\$75,679	±\$93,144

CREATING
VALUE
BEYOND
REAL
ESTATE



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