



911 S MAIN ST

911 S Main st  
Ann Arbor, MI 48104-3489







# INVESTMENT SUMMARY

Metro Property Services is pleased to present the exclusive opportunity to acquire 911 S Main St, an Ultra-Modern New Construction Multifamily building located steps from Michigan Stadium and University of Michigan's Central Campus in the heart of downtown Ann Arbor. Divided into 6 Units with a total of 34 Bedrooms, each Bedroom has its own ensuite bathroom and property comes equipped with NFPA 13r Fire Suppression system for superior safety. 6 Underground Parking Spaces with EV Charging Stations installed, and an additional 2 spaces located outside the building. Plentiful Deck space on the exterior of the building for entertaining. The property also boasts Rooftop Solar Panels, which defray the Owner's energy costs. Located steps from the new 2300 Bed University of Michigan Dorm, which opens in 2026.



# PROPERTY SUMMARY

Offering Price	\$6,450,000.00
CAP Rate	4.47%
NOI	\$288,062.00
Building SqFt	14,095 SqFt
Lot Size (acres)	0.32
Levels	3
Units	6.00
Year Built	2024
County	Washtenaw
Parcel ID / APN	09-09-32-113-017

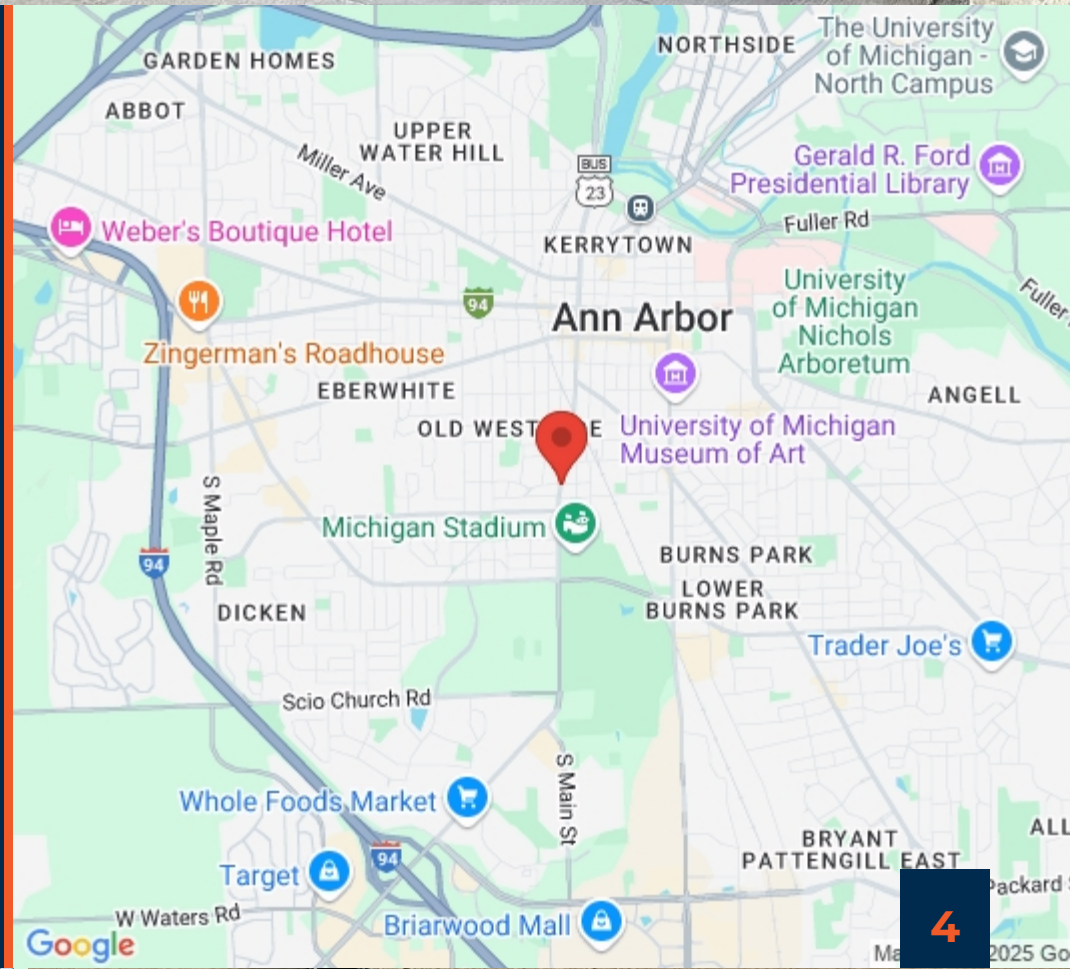






## INVESTMENT HIGHLIGHTS

- Ultra Modern New Construction Building
- Located in a rapidly growing area, with significant revenue upside
- Steps to Michigan Stadium and University of Michigan Central Campus
- Eco Friendly Building with Solar Panels and EV Charging Stations
- Ultra High End finishes throughout
- A total of 34 Bedrooms and 35 & 1/2 Bathrooms within the property
- New 2300 Bed University of Michigan Dorm steps away
- Plenty of Outdoor deck space for Socializing, Yoga, Recreation









# LOCATION HIGHLIGHTS

- Located on Main St, which is the main thoroughfare into Ann Arbor
- The University of Michigan has acquired many nearby properties for future expansion
- AATA Bus Stop directly in front of the building
- 2 blocks from 2300 Bedroom University of Michigan Dorm currently being constructed, which beginning in 2026 will become a massive influx of potential Tenants
- Steps from the University of Michigan Athletic Campus and IM Building





# CITY OF ANN ARBOR

COUNTY WASHTENAW

## AREA

CITY	29.1 SQ MI
LAND	28.2 SQ MI
ELEVATION	840 FT

## POPULATION

POPULATION	123,851
ESTIMATE (2024)	122,925
RANK	231
DENSITY	4,388.14 SQ MI
URBAN	317,689

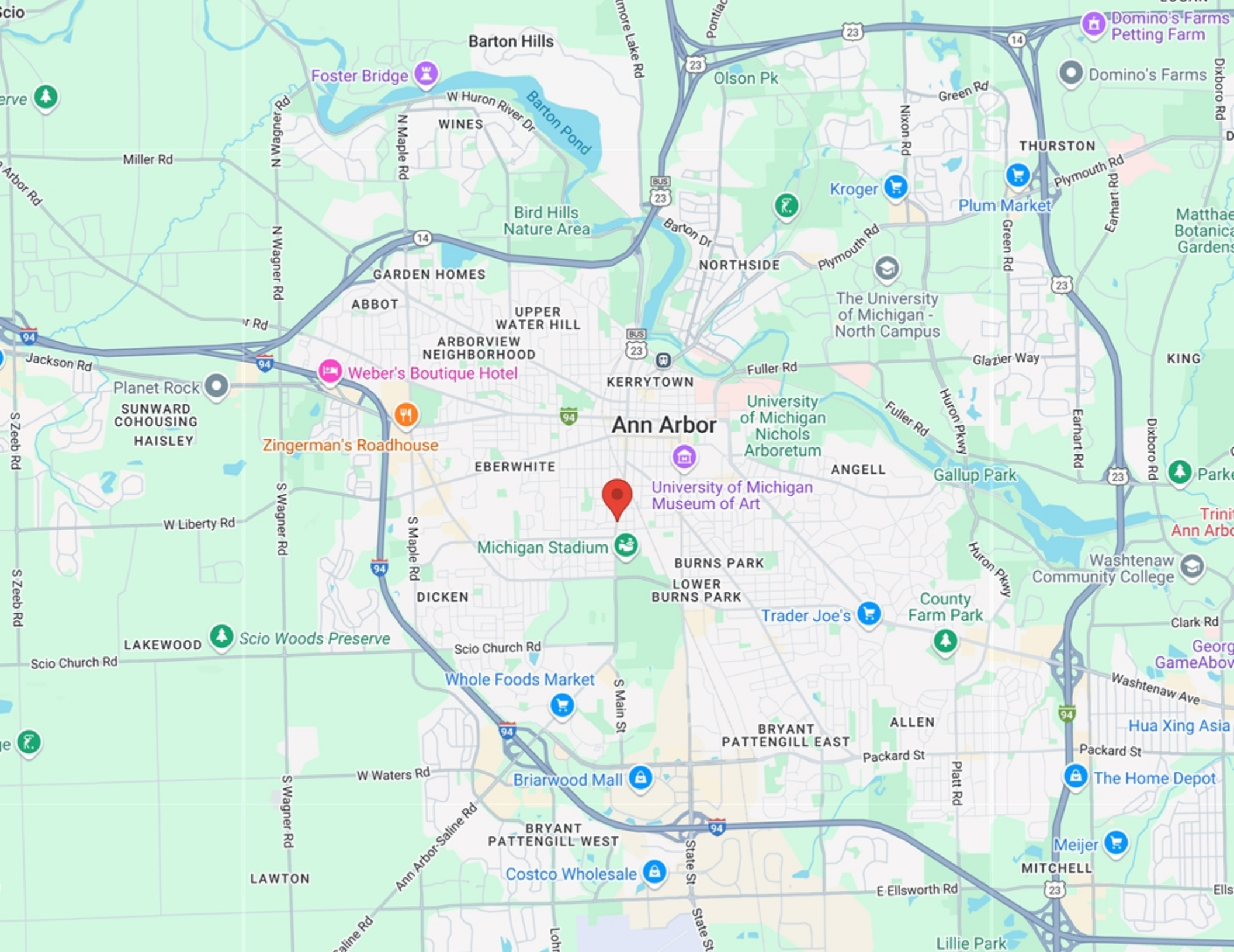


## ABOUT ANN ARBOR

Ann Arbor is a city in Washtenaw County, Michigan, United States, and its county seat. The 2020 census recorded its population to be 123,851, making it the fifth-most populous city in Michigan. Located on the Huron River, Ann Arbor is the principal city of its metropolitan area, which encompasses all of Washtenaw County and had 372,258 residents in 2020.









# CONFIDENTIALITY STATEMENT

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PLEASE CONTACT THE METRO PROPERTIES COMMERCIAL ADVISOR  
FOR MORE DETAILS.**

## EXCLUSIVELY PRESENTED BY:



### **CHRIS VESSELS**

Commercial Specialist

Mobile: (734)649-2409

chvessels@gmail.com

### **METRO PROPERTIES COMMERCIAL**

Office: (734)668-6686