

# 320 KOCH AVE

320 KOCH AVE, ANN ARBOR, MI 48103

4,248 SF MULTIFAMILY PROPERTY AVAILABLE

**FOR SALE**  
**\$1,849,000**



**GEORGE ABRO**

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**ALTITUDE**  
COMMERCIAL REAL ESTATE

# RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	LEASE START	LEASE END
1	2	1	708 SF	\$2,400	05/01/2026	04/30/2027
2	2	1	708 SF	\$2,400	08/07/2025	07/31/2026
3	2	1	708 SF	\$2,150	04/01/2024	03/31/2027
4	2	1	708 SF	\$2,400	08/07/2025	07/31/2026
5	2	1	708 SF	\$2,400	07/01/2024	06/30/2026
6	2	1	708 SF	\$2,400	07/01/2023	06/30/2026
<b>TOTALS</b>	<b>12</b>	<b>6</b>	<b>4,248 SF</b>	<b>\$14,150</b>		

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# INCOME & EXPENSES

## INCOME SUMMARY

Annual Rental Income	\$169,800
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<b>GROSS INCOME</b>	<b>\$169,800</b>
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## EXPENSES SUMMARY

Insurance	\$14,595
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Taxes	\$22,593
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Supplies	\$3,225
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Utilities	\$5,442
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Legal/Professional Fees	\$910
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Repairs	\$10,890
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Cleaning/Maintenance	\$10,955
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<b>OPERATING EXPENSES</b>	<b>\$68,610</b>
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<b>NET OPERATING INCOME</b>	<b>\$101,190</b>
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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of Ann Arbor, MI. This meticulously maintained 4,248 SF property, built in 1958, presents an attractive proposition for multifamily investors. With a total of 6 fully-occupied units and a desirable R4B zoning, this property offers a stable source of income and promising future potential. Its ideal location provides convenient access to the area's amenities and attractions. Boasting 100% occupancy, this property stands as a testament to its strong rental demand and investment value. Don't miss the chance to add this exceptional multifamily property to your portfolio in this thriving market.

## PROPERTY HIGHLIGHTS

- 4,248 SF building
- 6 fully-occupied units
- Built in 1958
- Zoned R4B
- Prime location in Ann Arbor
- 100% occupancy rate

## LOCATION DESCRIPTION

Discover the vibrant surroundings of Ann Arbor, MI, where the property is located. This thriving city is home to a dynamic mix of renowned restaurants, quaint cafes, and bustling shops, offering an exciting array of options for business lunches and client meetings. Nearby landmarks include the iconic University of Michigan campus, providing access to cutting-edge research opportunities and cultural events. The area's lush parks and scenic views create an inviting atmosphere for outdoor activities and leisurely strolls. With a rich blend of history and innovation, this location offers an unparalleled environment for your office or office building.

## OFFERING SUMMARY

Sale Price:	\$1,849,000
Number of Units:	6
Lot Size:	6,657 SF
Building Size:	4,248 SF
NOI:	\$101,189.55

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# INTERIOR PHOTOS

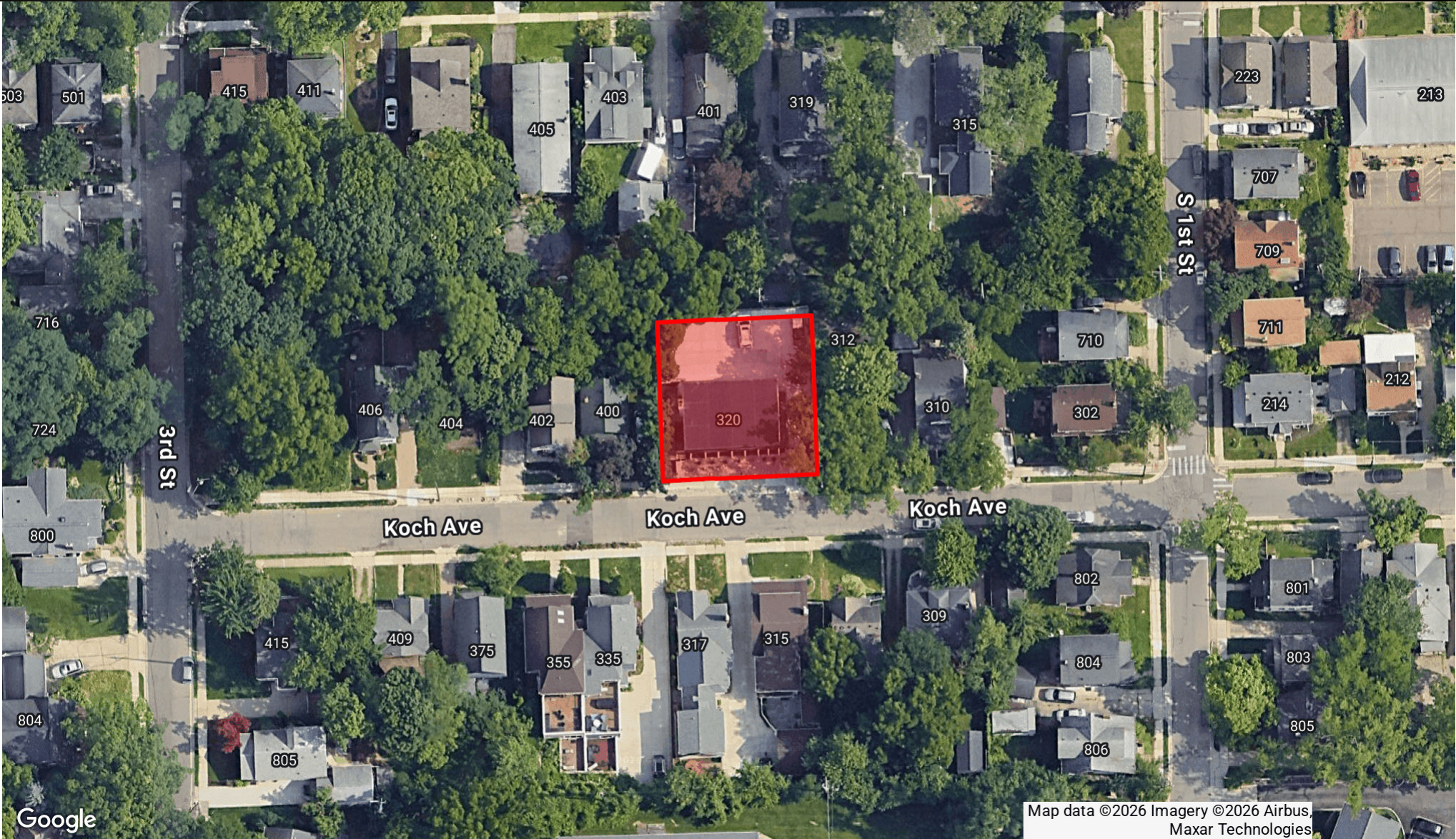
5



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# AERIAL MAP



Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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# CITY INFORMATION



## ANN ARBOR, MICHIGAN

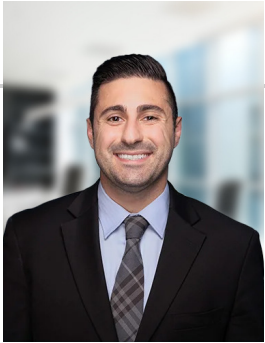
Ann Arbor, Michigan is a premier city in Southeast Michigan, nationally recognized for its innovation, education, and quality of life. Home to the University of Michigan, Ann Arbor benefits from a world-class academic and medical presence that fuels a highly educated workforce, strong research and technology sectors, and a thriving entrepreneurial ecosystem. The city combines a vibrant downtown with diverse dining, shopping, and cultural attractions, while also offering abundant parks and recreational amenities. Ann Arbor's population is both affluent and dynamic, with strong household incomes and a steady influx of students, professionals, and families. Strategically located along I-94 and US-23, the city provides excellent connectivity to the greater Detroit and Toledo markets while maintaining its own reputation as one of the most desirable places to live, work, and invest in the Midwest.



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**GEORGE ABRO**

**Principal**

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## PROFESSIONAL BACKGROUND

George is a principal at Altitude Commercial Real Estate. Specializing in investment sales, he is focused on representing landlords and implementing strategies that assure sellers are not leaving money on the table. George has closed on notable deals across the country including representing clients on multiple 8 figure transactions. He is a Certified Commercial Investment Member with the CCIM institute, an active member of ICSC, and Chaldean Chamber of Commerce. George is passionate about the industry and his love for commercial real estate has helped his clients make decisions that produce long term success.

### Altitude Commercial Real Estate

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