



CHACONAS GROUP
ANN ARBOR AREA



FOR SALE

Orthodontic Office Condo

2433 Oak Valley Dr., Suite 200

Ann Arbor, Michigan

Jim Chaconas, CCIM
Executive Vice President
Ann Arbor

Colliers Ann Arbor
1955 Pauline Blvd. Suite 400
Ann Arbor, Michigan 48103
colliersannarbor.com



Accelerating success.



Executive Summary

Offering Summary

Take advantage of this exceptional opportunity to acquire a fully leased orthodontic office condo, currently occupied by Smile Doctors, ensuring a reliable and stable income stream. Situated in the highly sought-after Oak Valley Office Center in Ann Arbor, this property is part of a well-established complex anchored by a diverse mix of medical and professional businesses, including dermatology, chiropractic services, investment and insurance brokers, dental practices, and other service providers. The location offers excellent accessibility to major thoroughfares, downtown Ann Arbor, and I-94.

The office condo features a spacious waiting area, an open reception desk, private exam rooms, an open treatment area, restrooms, and ample storage. Prominent signage is available on both the condo itself and facing Oak Valley Drive, complemented by abundant on-site parking for both employees and clients. Conveniently located near established neighborhoods and popular destinations such as the Wide World Sports Center, Ann Arbor District Library, and the Oak Valley Shopping Center—home to Target, Crunch Fitness, Old Navy, and more.

Further details are available upon the execution of our Confidentiality Agreement.

Offered at \$915,000

Financial Offering Summary	
Terms	Cash
Year Built	2005
Square Feet	2,287 SF
Occupancy	100%
# of Tenants	1
2025 SEV	\$308,087
2025 TV	\$212,929
2025 Summer Taxes	\$7,143.79
2024 Winter Taxes	\$4,825.83

Property Photos



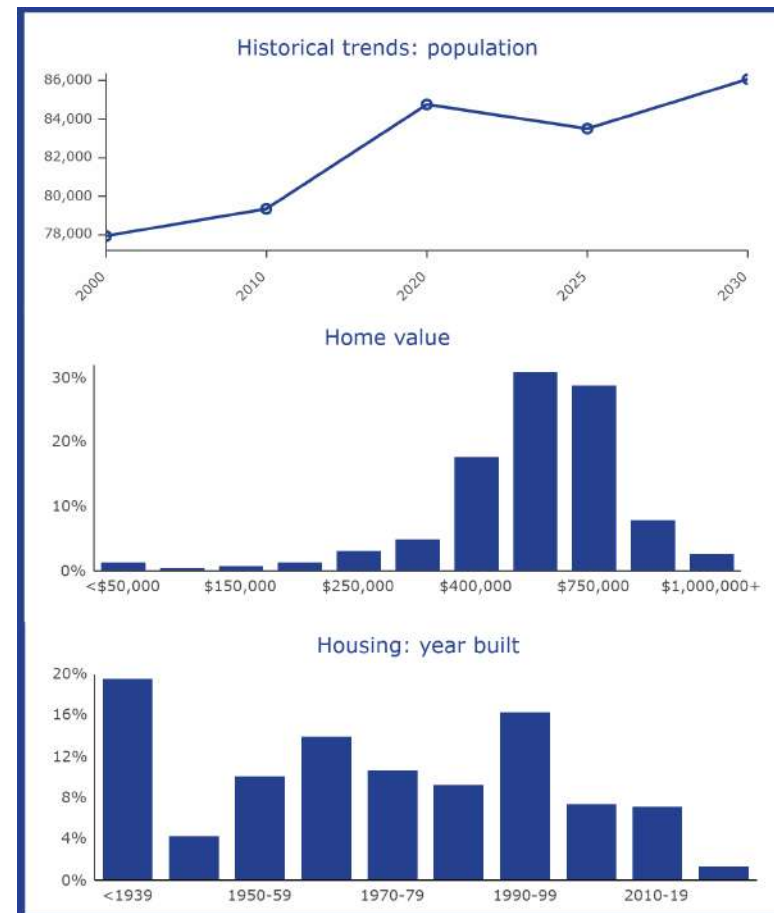
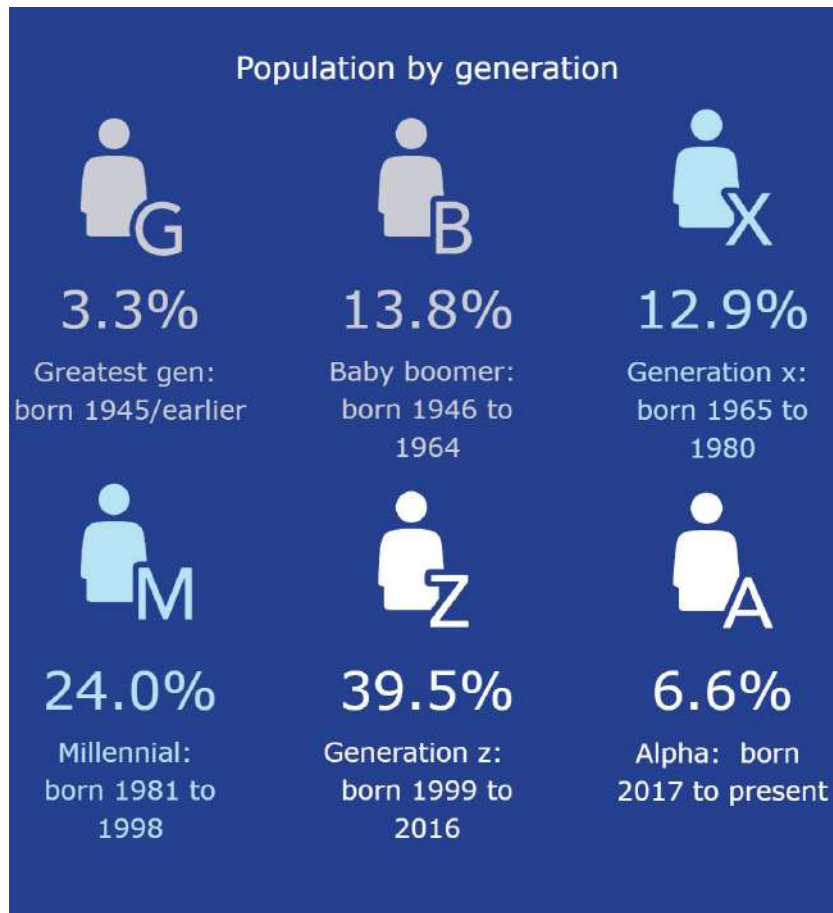
Property Photos



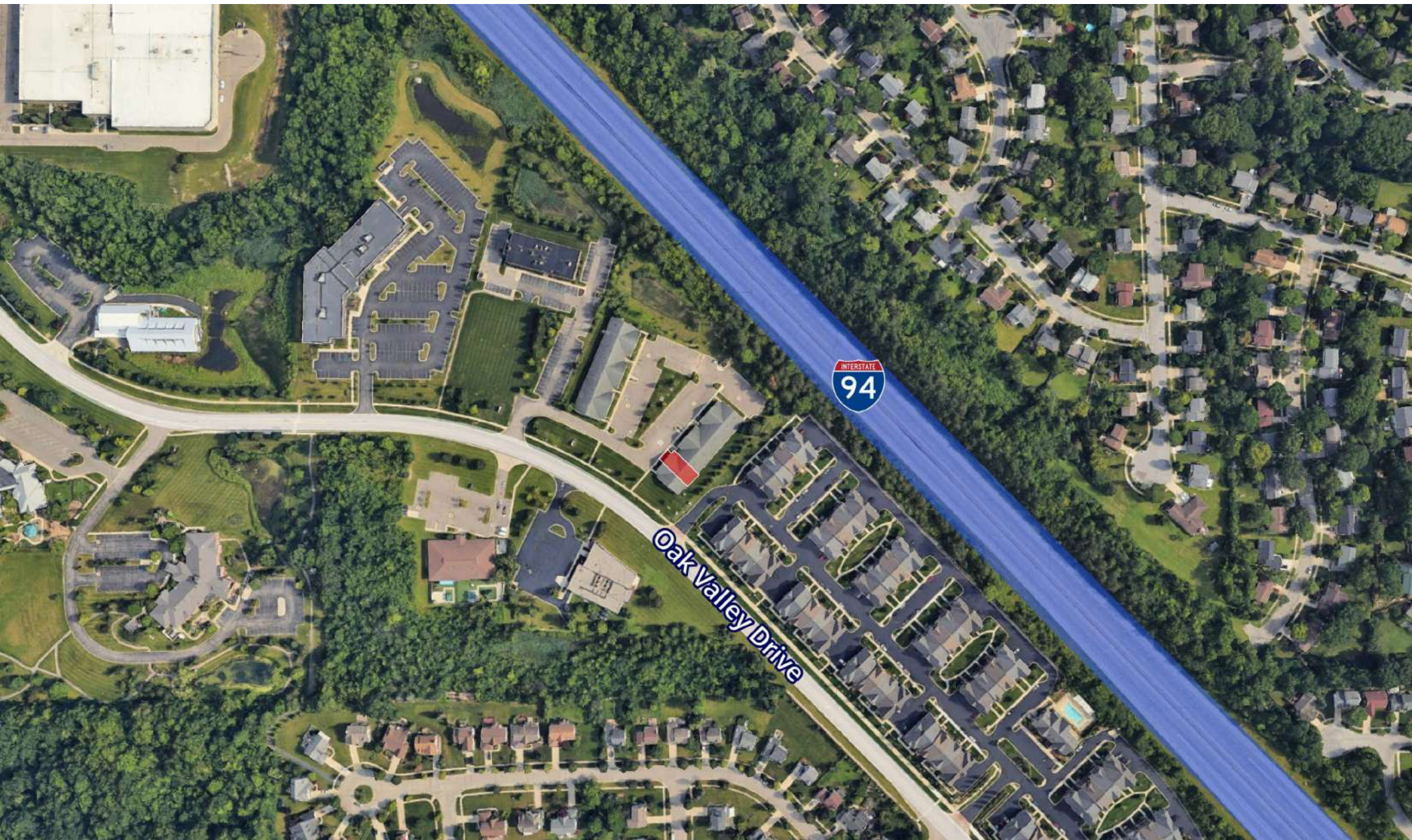
Demographic Trends

3 Mile Radius

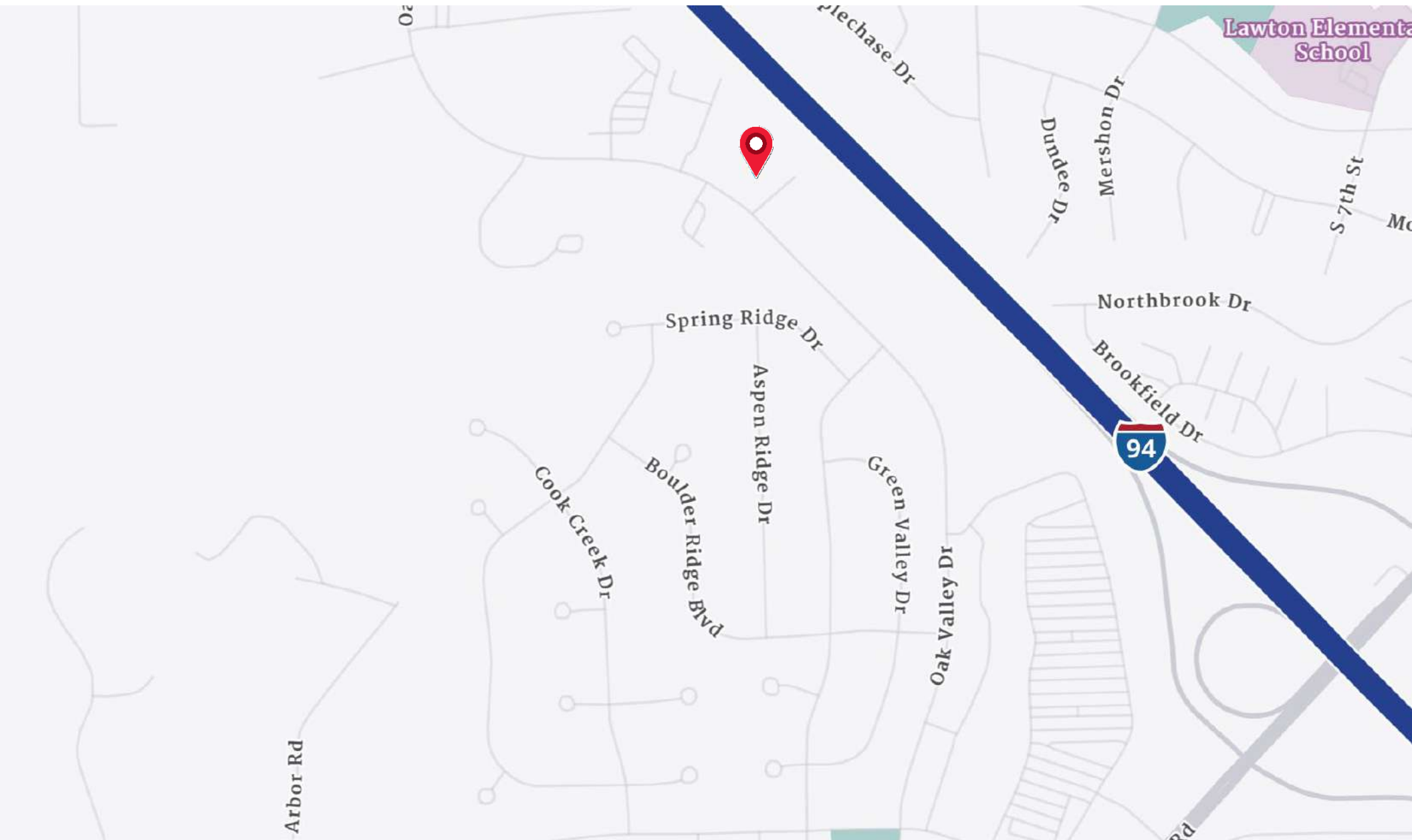
83,508	35,504	2.15	29.1	\$91,756	\$466,596	113	69	54
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index



Property Aerial



Area Overview





CHACONAS GROUP
ANN ARBOR AREA

For More Information

Jim Chaconas, CCIM

Executive Vice President

734 994 3100

jim.chaconas@colliers.com

DISCLAIMER: This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 2433 Oak Valley, Suite 200, Ann Arbor, Michigan. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers International from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of (INSERT ADDRESS HERE) or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

Colliers Ann Arbor
1955 Pauline Blvd. Suite 400
Ann Arbor, Michigan 48103
colliersannarbor.com

