

31 N Washington Street, Oxford Vlg, Michigan 48371-4673

MLS#: **20261008295**
 P Type: **Apartments, Real Estate Only**
 Status: **Active**

Area: **02042 - Oxford Vlg**
 DOM: **N/16/16**

Short Sale:
 Trans Type:

No Sale
ERTS/FS

LP: **\$520,000**
 OLP: **\$520,000**

Location Information

County: **Oakland**
 Village: **Oxford Vlg**
 Mailing City: **Oxford**
 School Dist: **Oxford**
 Location: **North of Burdick and West of Washington St.**
 Directions: **Take Lapeer Rd to Downtown Oxford. Building is located North of the light (at Burdick and Washington St.) in Downtown Oxford and on the west side.**

Side of Str: **W**

Lot Information

Acres: **0.04**
 Rd/Wtr Frt Ft: **21 /**
 Lot Dim: **21X90**

General Information

Year Blt/Rmd: **1900/2003**
 #Units/ % Lsd: **3 / 100%**

Loft Units:
 # Eff/Std Units:
 # 1 BR Units: **2**
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments:

Business Information

Zoning: **Multiple**
 Current Use: **Mixed Use, Residential, Retail, Business on the main level and residential upstairs**
 Bus Type: **Office, Residential, Retail**

Licenses:
 Rent Incl:
 Inv List:
 Inv Incl: **No**
 APOD Avail:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Income and Expenses

Monthly Sales:
 Annl Net Inc: **\$25,591**
 Annl Gross Inc: **\$39,000**
 Annl Oper Exp: **\$13,409**

Access To / Distance To

Interstate: **/ 9**
 Railroad:
 Airport:
 Waterway:

Square Footage

Est Sqft Ttl: **1,400** (LP/SqFt: \$371.43)
 Est Sqft Main: **2,752**
 Est Sqft Ofc:
 Sqft Source: **Public Records**

Listing Information

Listing Date: **02/26/2026**
 Listing Exemptions:
 Exclusions:
 Terms Offered: **Cash, Conventional, Trade/Exchange**
 Access: **Appointment**

Off Mkt Date:
 Protect Period: **90**

Pending Date:
 ABO Date:
 Possession: **Negotiable**
 MLS Source: **REALCOMP**
 LB Location:
 BMK Date:
 Contingency Date:
 Originating MLS# **20261008295**
Call Listing Agent

Features

Arch Level: **2 Story**
 Foundation: **Basement**
 Exterior Feat:
 Comm Ext Feat: **Outside Lighting**
 Accessibility:
 Heating Fuel: **Natural Gas**
 Wtr Htr Fuel: **Natural Gas**
 Water Source: **Community**

Exterior: **Brick**
 Foundation Mtrl: **Stone**
 Roof Mtrl: **Rubber**

Plant Heating:
 Office Heating:
 Sewer: **Sewer (Sewer-Sanitary)**

Unit Information

| Unit Type | Baths | Lavs | Square Ft | Furnished | # of Unit Type | Rent |
|--------------------|----------|----------|------------|--------------------|----------------|-----------------|
| One Bedroom | 1 | 0 | 625 | Unfurnished | 2 | \$750.00 |

Legal/Tax/Financial

Property ID: **0422453025**
 Tax Summer: **\$1,421**
 SEV: **187,850.00**
 Legal Desc: **T5N, R10E, SEC 22 ASSESSOR'S PLAT NO 2 LOT 4**
 Subdivision: **Assrs 2 - Village Of Oxford**

Tax Winter: **\$5,358**
 Taxable Value: **\$134,770.00**

Ownership: **Standard (Private)**
 Oth/Sp Assmnt: **\$1490.00 Village Tax**
 Existing Lease: **Yes**
 Occupant: **Multiple Types**

Agent/Office/Contact Information

Listing Office: **Oakland Corners Realty LLC**
 Listing Agent: **SARAH BUDREAU**
 Co-List Agent: **HOLLY A PIFER**
 Contact Name: **HOLLY OR SARAH**

List Ofc Ph: **(877) 962-4968**
 List Agt Ph: **(248) 709-3772**
 Co-List Agt Ph: **(248) 342-4949**
 Contact Phone: **(877) 962-4968**

Remarks

Public Remarks: **Prime Downtown Mixed-Use Property located in the heart of Downtown Oxford. Fully updated and well-maintained building featuring a street-level retail space, ideal for a variety of commercial uses. Main level retail space offering two offices, one with glass French door adding charm and an upscale vibe, beautiful hardwood floors (in floor heating in the front of building), crown molding throughout, ample recessed lighting and a large bathroom. This historic building has front and rear access plus public parking in the rear lot. Upper level offers two updated one-bedroom apartments, providing comfortable and functional living spaces each equipped with stove and refrigerator. Tenants also enjoy access to a shared washer and dryer, adding convenience and appeal. Full usable basement provides additional storage, utility space, or is ready for your vision to finish. Building is fully leased with long-term tenants, offering immediate income. Prime walkable location near restaurants, shopping, nightlife, and close to the Poly Ann Trail. This property benefits from strong foot traffic and a highly desirable award winning downtown setting. A rare chance to own a flexible commercial/residential building in one of Oxford's most sought-after locations. Ideal opportunity for investors seeking a stable, downtown asset. Updates include: 2025-Roof, 2024-Central air on main level, flooring in both apartments, front apartment shower, 2022-Boiler and main level hot water heater, 2019-Back upper unit renovated, 2003-Complete renovation of main level including exterior facade/windows.**

REALTOR® Remarks: **Land Contract is not available Minimum of 24 hour notice for any showings, inspection, or walkthroughs BATVAI- Must provide proof of funds prior to any showing. Buyer/Agent not to engage with tenants at any point Listing agent will be at all showings. Agent must be present for all showings, inspections, and walk throughs. BATVAI Water and Sewer is currently covered by the building owner by choice, it can be separated.**

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