

EST. **T** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

1159 E MICHIGAN AVE

1159 E Michigan Ave, Ypsilanti, MI 48198



FOR SALE & LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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Associate

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OFFERING SUMMARY: 1159 E Michigan Ave | Ypsilanti, MI 48198



PROPERTY OVERVIEW

Premier medical space available for Sale in Ypsilanti's growing market, offering a great tenant mix perfect for a user/owner or value add opportunity. Features include 3 existing tenants, 2 vacant spaces with 14 exam rooms, 4 private restrooms, 2 X-ray rooms, a large break room, and a spacious reception area. The building also includes a fully equipped Mobile Imaging truck area with a private waiting area and a 303 SF Laboratory. With high visibility from Michigan Avenue and ample parking, this space is ideal for medical professionals.

OFFERING SUMMARY

Sale Price: \$1,350,000
Lease Rate: \$16.00/SF, NNN
Building Size: 15,633 SF
Available SF: 303 SF - 5,884 SF
Price / SF: \$86.36
Year Built: 1966
Zoning: RC - Regional Corridor

PROPERTY HIGHLIGHTS

- Prime Medical Building.
- Ideal for User/Owner looking to generate Rental Income.
- Attractive Medical Tenant Mix.
- Strategic Location with Excellent Visibility.
- 303 SF to 5,884 SF Available for Lease
- Full Mobile Imaging, Truck Well Hook Up, Private Exam Rooms, X-Ray Rooms.

BUILDING/PROPERTY INFORMATION: 1159 E Michigan Ave | Ypsilanti, MI 48198

BUILDING INFORMATION

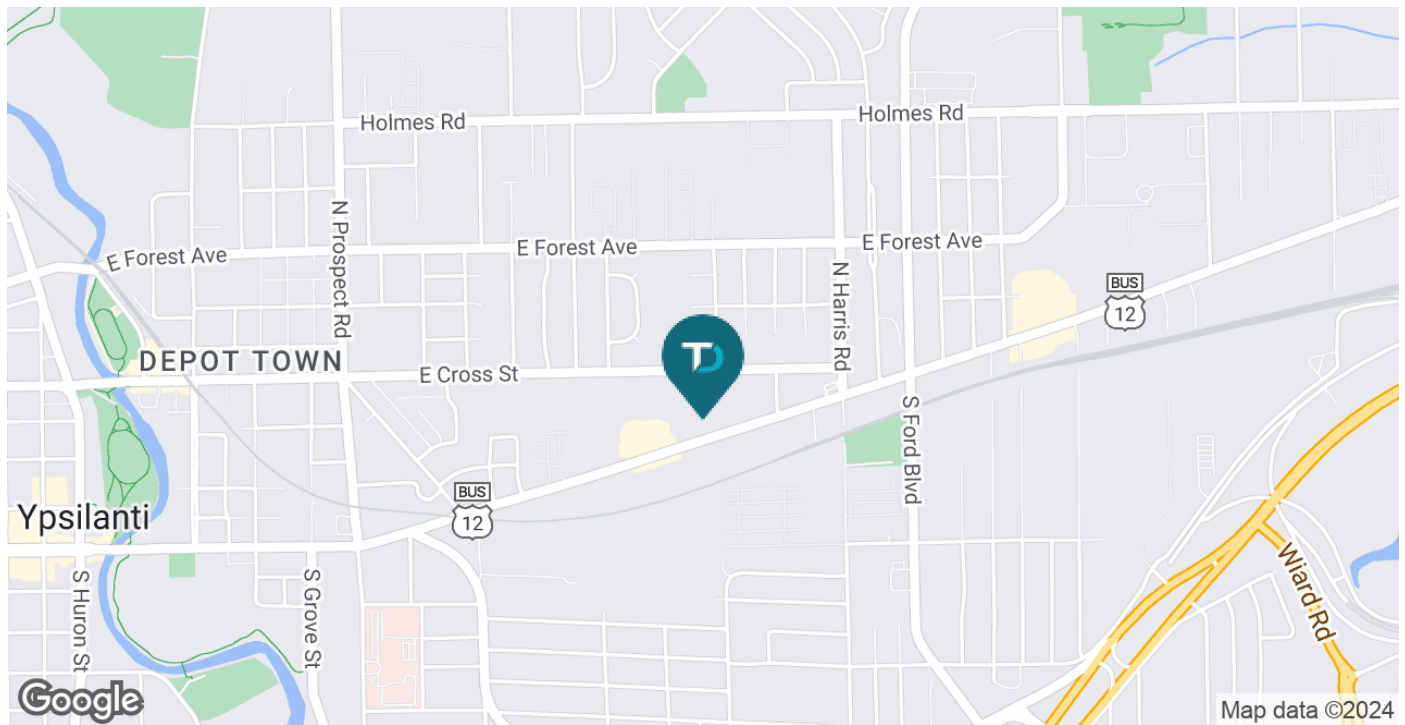
Price/SF:	\$86.36
Building Size:	15,633 SF
Year Built:	1966
Number of Floors:	1
Parking Spaces:	57
Parking Ratio:	3.8/1,000 SF

PROPERTY INFORMATION

Lot Size:	1.898 Acres
Property Type:	Office
Property Subtype:	Medical
2023 Taxes:	Summer - \$29,981.30 Winter - \$12,206.53
Zoning	RC - Regional Corridor
Traffic Count:	Michigan Ave - 13,494 vpd Ford Blvd - 9,769 vpd
School District:	Ypsilanti School District
Legal Description:	Available Upon Request
APN:	K-11-10-1125-015

LOCATION INFORMATION

Located on the North side of Michigan Ave.



ADDITIONAL PHOTOS: 1159 E Michigan Ave | Ypsilanti, MI 48198

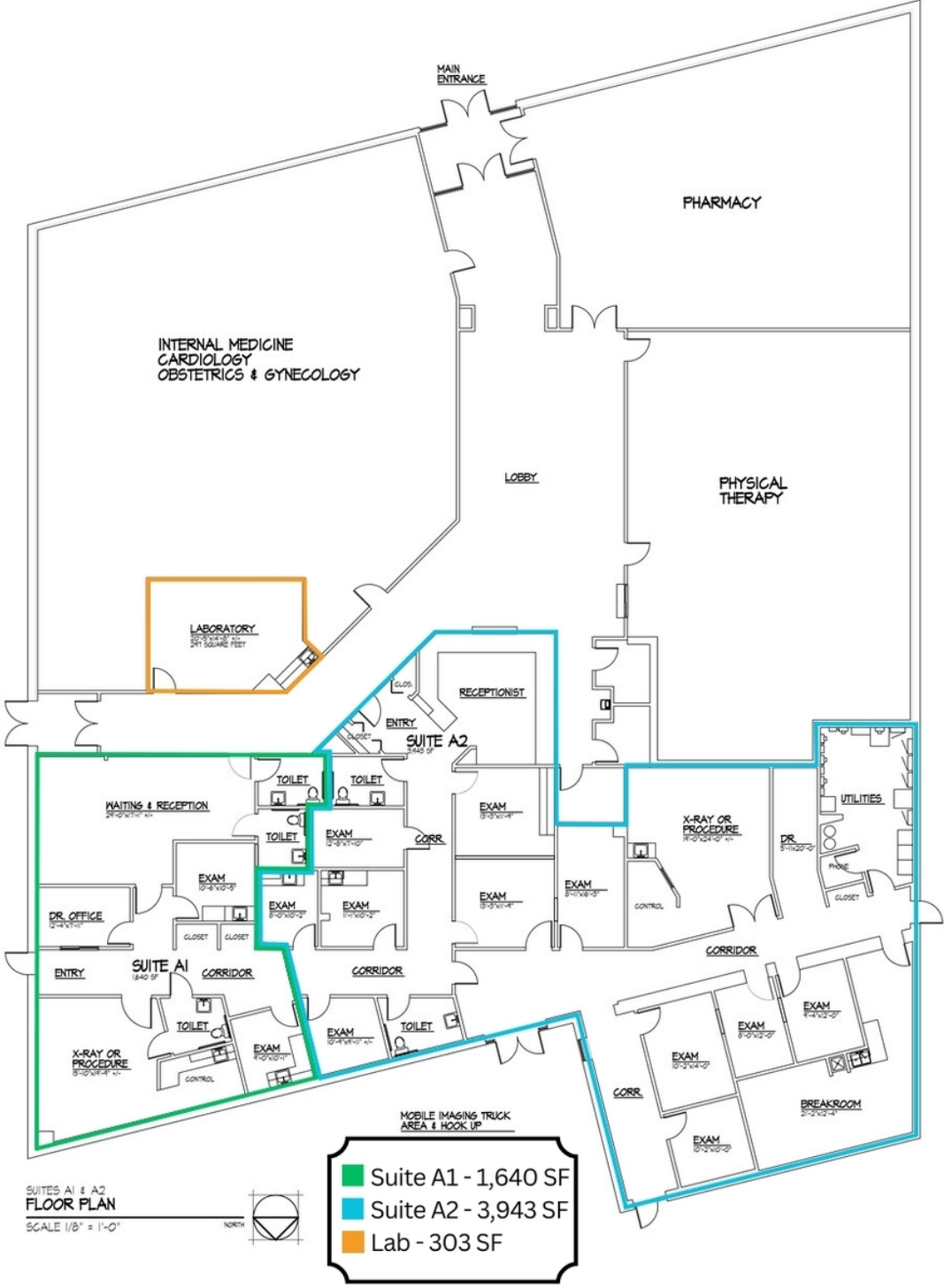




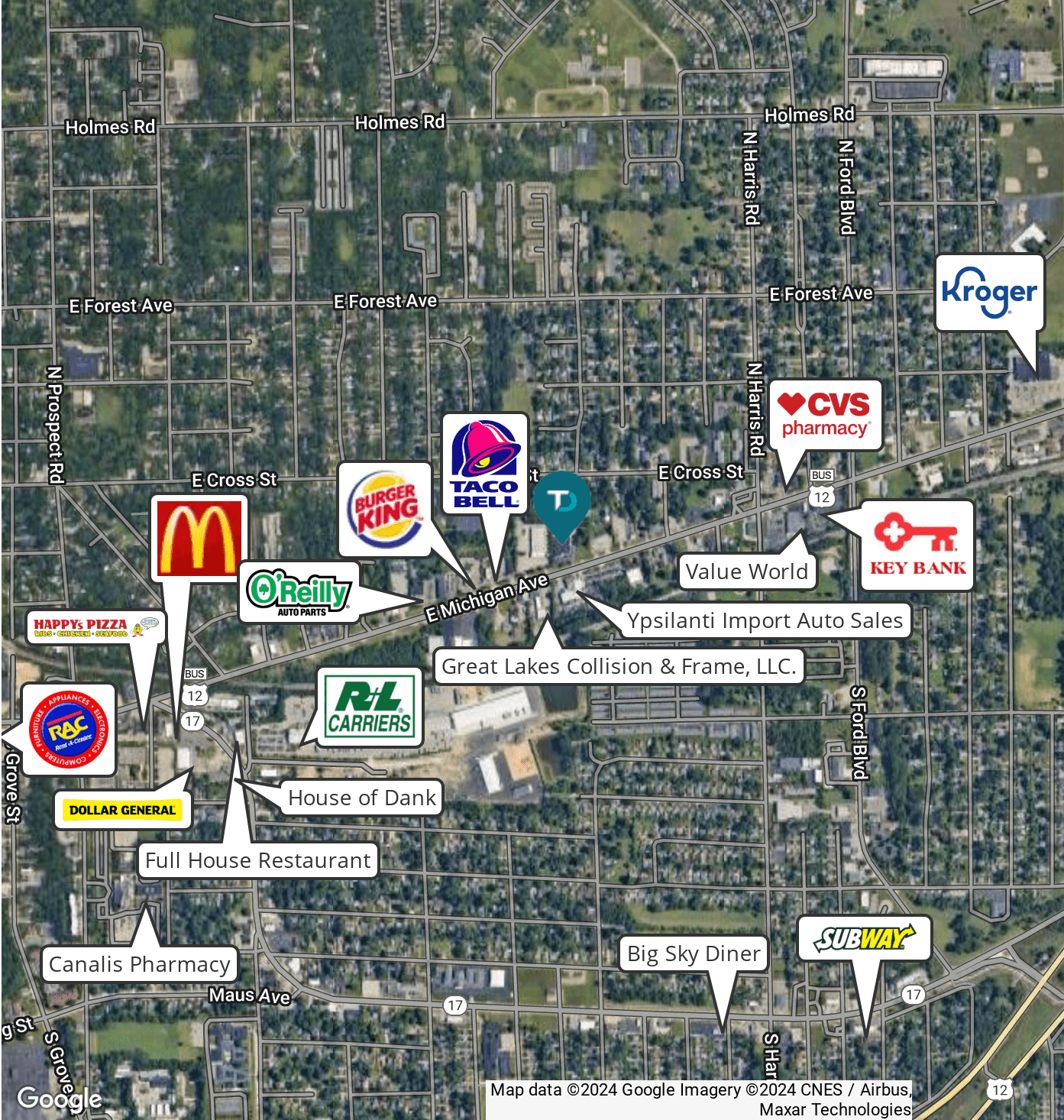
ADDITIONAL PHOTOS: 1159 E Michigan Ave | Ypsilanti, MI 48198



FLOOR PLANS: 1159 E Michigan Ave | Ypsilanti, MI 48198



RETAILER MAP: 1159 E Michigan Ave | Ypsilanti, MI 48198



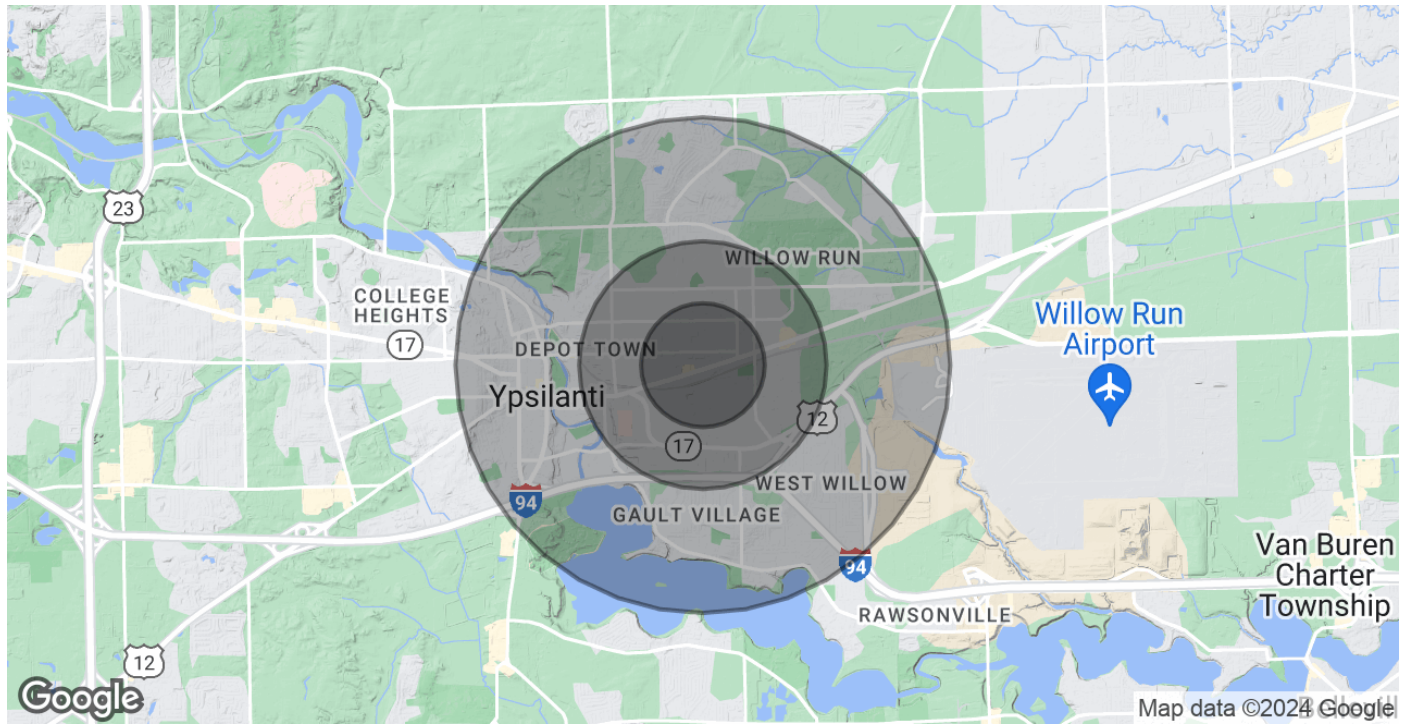
GRIDS: 1159 E Michigan Ave | Ypsilanti, MI 48198

1159 E Michigan Ave Rent Roll

Suite	Tenant	Lease Type	Monthly Rent	Annual Rent	Lease Start	Lease End
A	VACANT					
B	Albert Klemptner M.D.	Gross	\$4,200.00	\$50,400.00	8/8/2022	8/7/2027
B-1	VACANT					
C	Eastern RX	Gross + Utl	\$2,385.00	\$28,620.00	11/1/2023	10/31/2028
D	VACANT					
E	Probility Physical Therapy	Gross + Utl	\$5,284.37	\$63,412.44	10/1/2021	11/30/2025
Easement	Child Care		\$200.00	\$2,400.00	8/8/2022	At Will
Totals:			\$12,069.37	\$144,832.44		

Disclaimer: No warranty or representation, expressed or implied, is made as to the condition of the herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s) any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performances.

DEMOGRAPHICS MAP & REPORT: 1159 E Michigan Ave | Ypsilanti, MI 48198



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	2,731	9,627	37,922
Average Age	40	40	37
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	1,294	4,307	16,290
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$54,379	\$64,419	\$70,667
Average House Value	\$177,559	\$177,079	\$224,035

Demographics data derived from AlphaMap