

MEDICAL OFFICE BLDG WITH DEV...

Presented By:
General Equity Group/Place Properties

2488 Golfside Dr, Ypsilanti, MI 48197



MEDICAL OFFICE BLDG WITH DEVELOPMENT SITE

2488 Golfside Dr, Ypsilanti, MI 48197

Property Details

BEAUTIFUL LEGACY HOME DESIGNED BY RENOWNED ARCHITECT R.S. GERANOFF EXTENSIVELY REMODELED AND CONVERTED TO MEDICAL OFFICE BUILDING - PROPERTY CONSISTS OF FOUR CONTIGUOUS PARCELS WHICH COULD BE SOLD INDIVIDUALLY OR REDEVELOPED AS OFFICE - RETAIL - MULTI FAMILY OR MIXED-USE PROJECT
PARCEL IS DIRECTLY IN THE PATH OF THE WASHTENAW AVENUE COMMERCIAL EXPANSION MIGRATION PATTERN
BEST OF BOTH WORLDS: PROPERTY HAS AN ANN ARBOR PROPERTY ADDRESS & SERVICES BUT WITH MORE MODEST PITTSFIELD TWP R/E TAXES

Price: \$1,400,000

- EXISTING CASH-FLOW WITH EXISTING OFFICE BUILDING
- DEVELOPMENT POTENTIAL ON ALL OR A PORTION OF THE ENTIRE SITE
- ANN ARBOR ADDRESS AND SERVICES W/ PITTSFIELD TOWNSHIP TAXES

View the full listing here: <https://www.loopnet.com/Listing/2488-Golfside-Dr-Ypsilanti-MI/16689210/>

Price:	\$1,400,000
Property Type:	Office
Property Sub-type:	Medical
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	5.14%
Lot Size:	3.91 AC
Rentable Building Area	6,094 SF
:	
Rentable Building Area	6,000 SF
:	
No. Stories:	2
Year Built:	1929
Tenancy:	Single
Parking Ratio:	1.79/1,000 SF
Zoning Description:	O1
APN / Parcel ID:	12-01-401-021

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Integrative Empowerment Group	6,000	October 2021

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Location



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Property Photos



FRONT



Building Photo

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Property Photos



FRONT2



REAR

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Property Photos



STREET VIEW1



STREET PANORAMA1

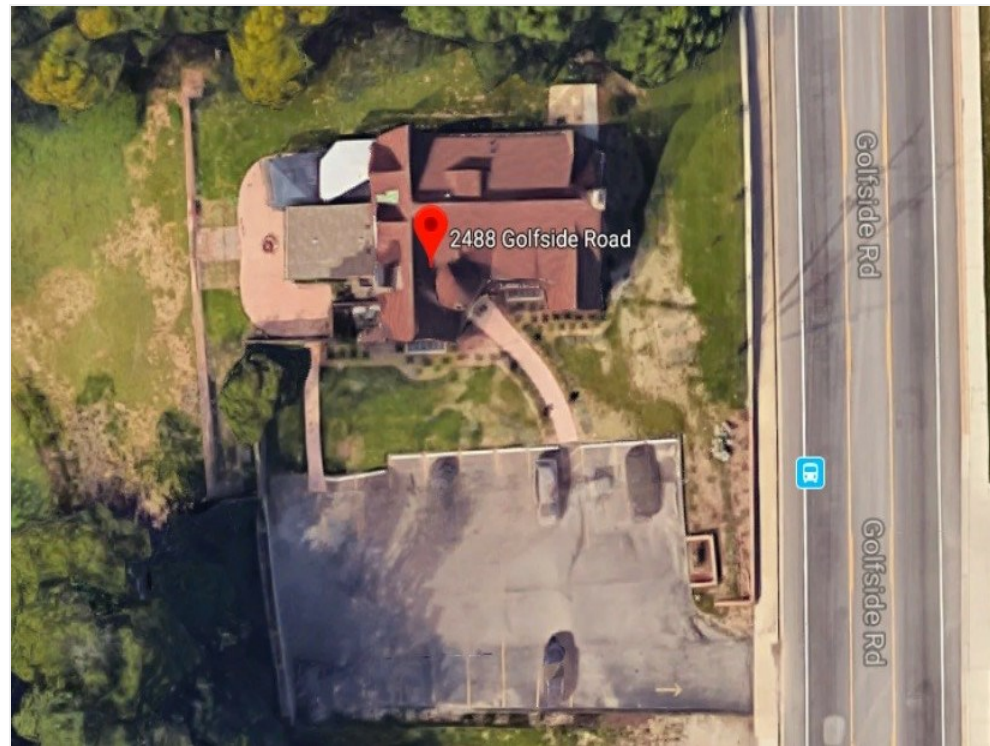
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Property Photos



BACK PATIO

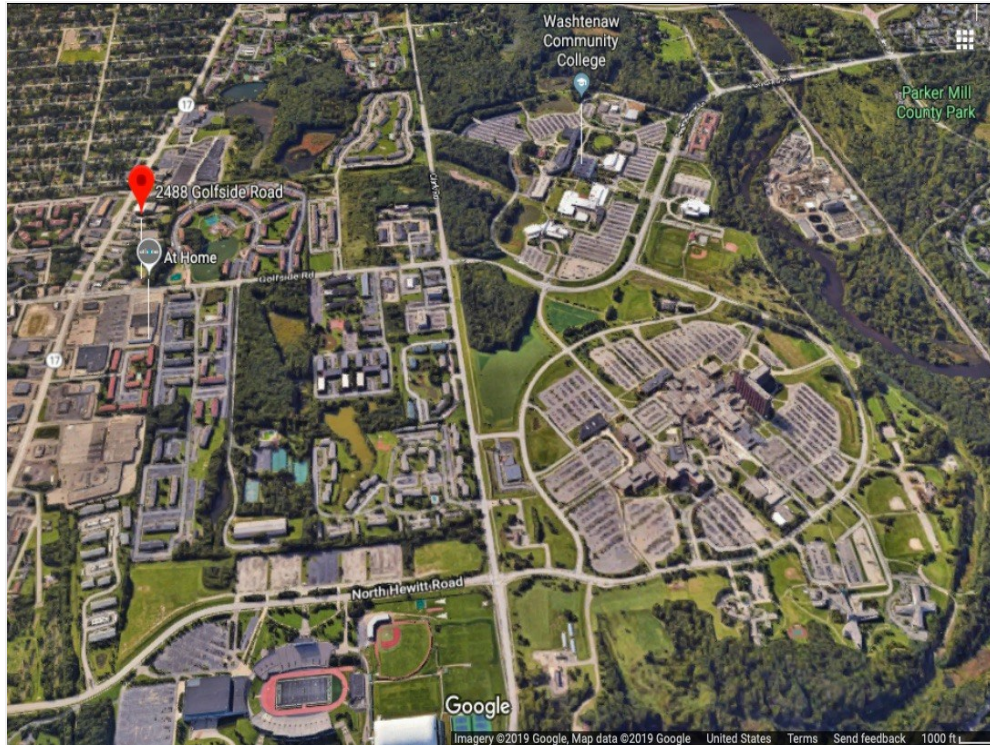


AERIAL OFFICE BLDG & PARKING

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Property Photos



ST JOE & WCC

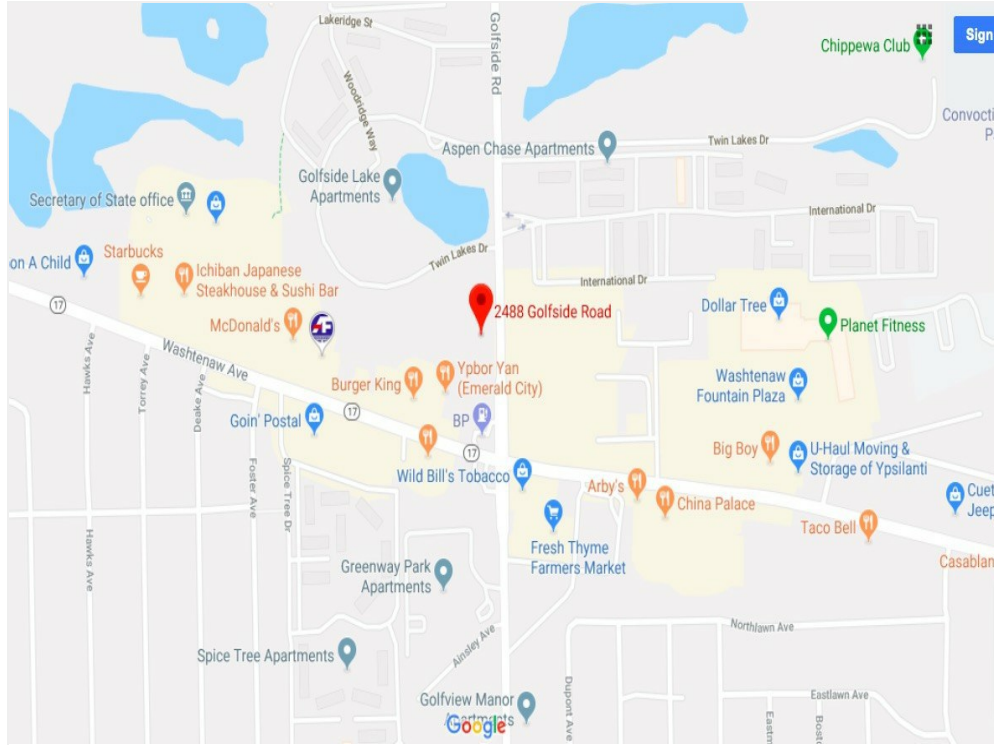


WCC & ST JOE

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Property Photos



MAP1



Interior Photo

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Property Photos



Interior Photo



BATHROOM

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Property Photos



Interior Photo



MEETING AREA1

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Property Photos



OFFICE & KITCHEN



HALLWAY

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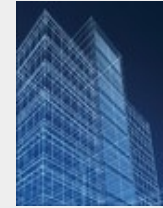
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HVAC

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**General Equity
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