

Flexible Redevelopment Live/Work-Residential Opportunity

5891 W Michigan Ave, Ypsilanti, MI 48197



FOR SALE



OFFERING SUMMARY

Sale Price:	\$399,000
Lot Size:	1.08 Acres
Lot Dimensions:	177' X 272'
Zoning:	FB (Form Based - Mixed Use)
APN:	L-12-23-300-029

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,921	13,108	45,599
Total Population	4,288	33,370	108,830
Average HH Income	\$126,787	\$114,365	\$123,149

PROPERTY HIGHLIGHTS

- 1.08-acre site with 176' of Michigan Avenue frontage
- 3,492 SF total across two buildings
- Rare live/work potential or redevelopment opportunity
- Residential building includes secondary area with private entrance (ideal for business use)
- Large parking area with two curb cuts for easy access
- All utilities at site, including city water and sewer
- Prime location less than one mile east of US-23 and near the I-94 interchange
- Pittsfield Township FB Form-Based zoning for flexible

Jeff Evans

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PROPERTY DESCRIPTION

Flexible Live/Work - Redevelopment - Residential Opportunity

Discover a highly adaptable property with exceptional visibility on Michigan Avenue. Situated on 1.08 acres with 176 feet of frontage, this site offers outstanding access and flexibility for a wide range of users, including the rare ability to support live/work operations or potential redevelopment.

The property features two structures totaling approximately 3,500 SF:

- 2,692 SF residential-style building with a secondary area and private entrance previously used as a tutoring business.

- 800 SF detached garage for storage or additional workspace.

Ample on-site parking with two curb cuts ensures easy customer and employee access. Utilities are complete, with city water and sewer available at the site.

Strategically located less than one mile east of US-23 and just south of I-94, this property offers unmatched accessibility to Ann Arbor, Ypsilanti, and the broader Southeast Michigan region.

Zoning: FB (Form-Based), Pittsfield Township – allows for flexible use and future redevelopment options.

LOCATION DESCRIPTION

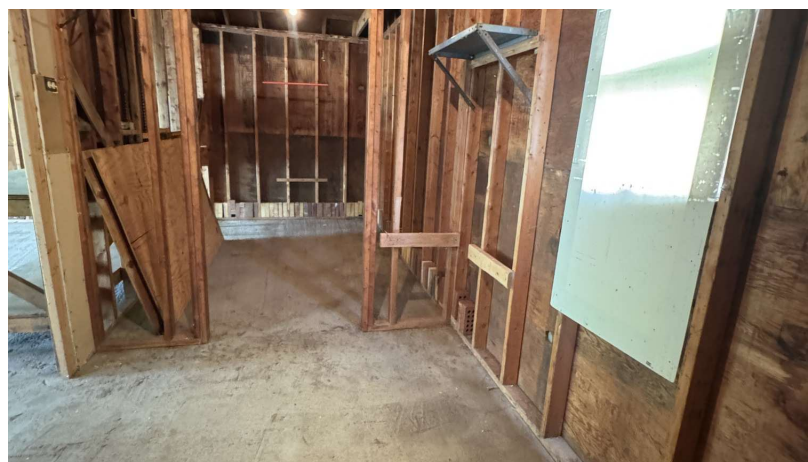
Located in Pittsfield Township on West Michigan Avenue (US-12) between Platt Road and US-23. This location also provides easy access to I-94 from US-23.

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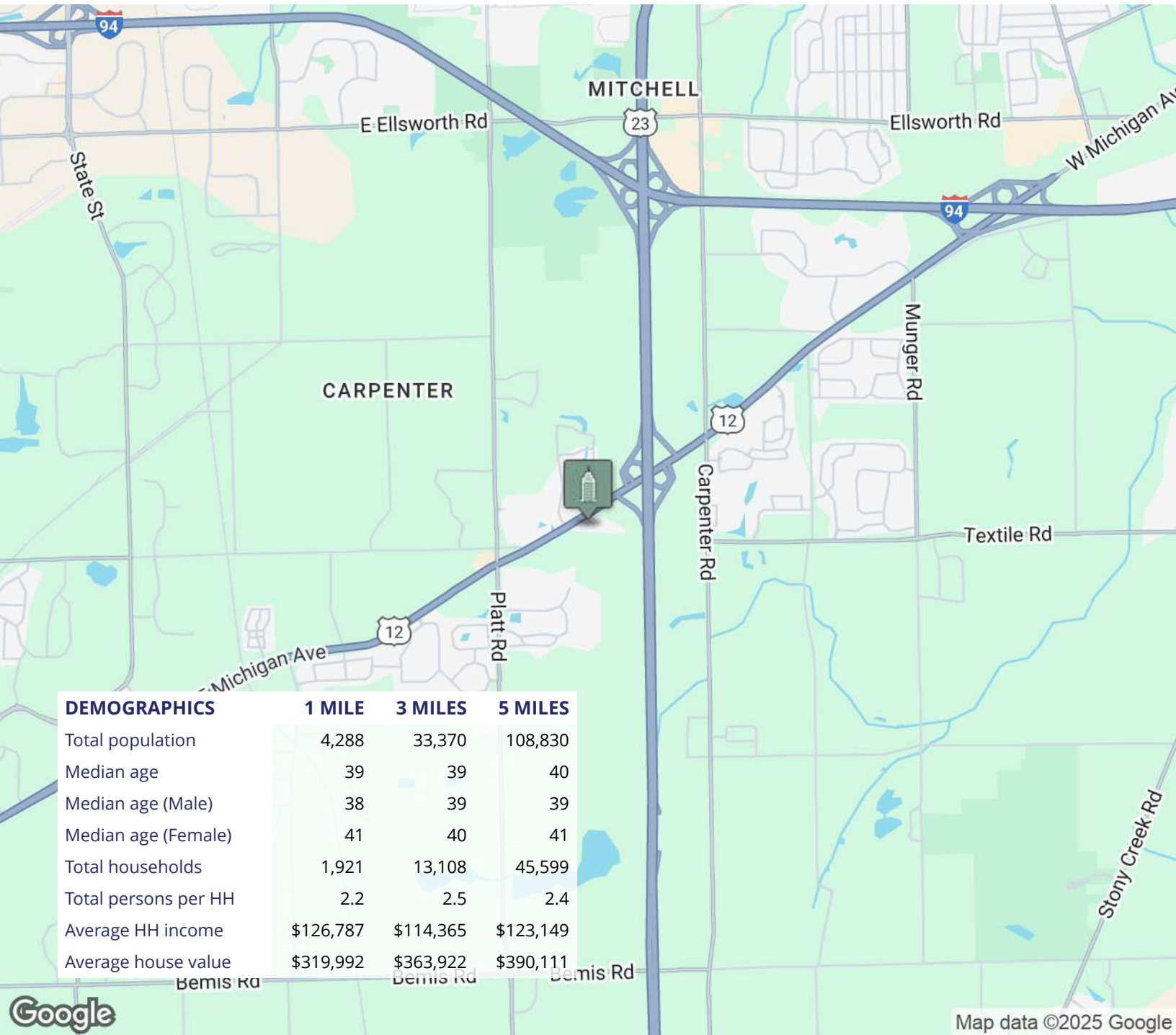
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