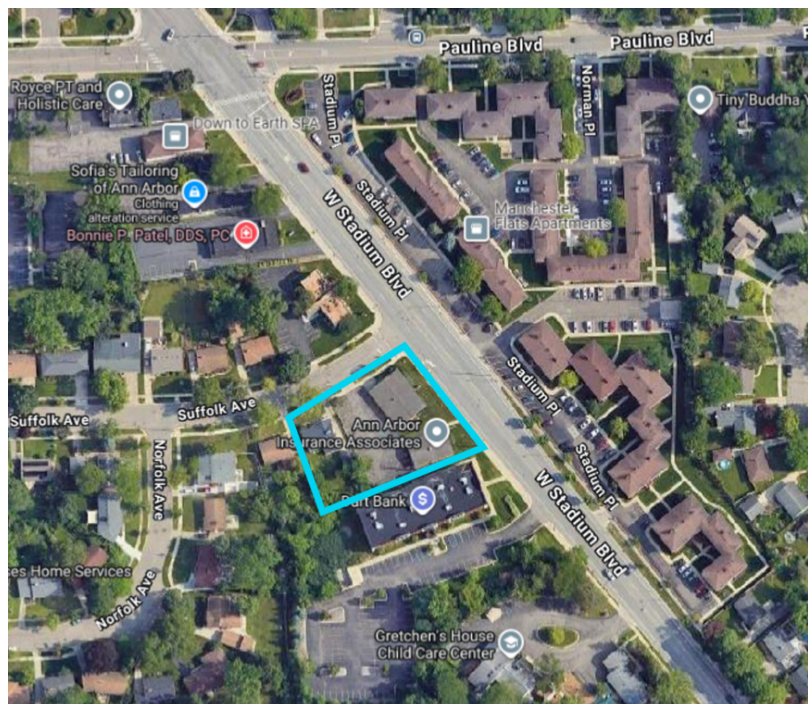


# Ann Arbor Investment Opportunity Two Dental/Medical Buildings

1793-1795 W Stadium Blvd, Ann Arbor, MI 48103



## FOR SALE



### OFFERING SUMMARY

|                              |                        |
|------------------------------|------------------------|
| Sale Price:                  | \$1,100,000            |
| Two Buildings Total SF:      | 4,252 SF               |
| Building 1 (1793 W Stadium): | 1,612 SF               |
| Building 2 (1795 W Stadium): | 2,640 SF               |
| Lot Size:                    | 0.444 Acres            |
| Zoning:                      | TC1 (Transit Corridor) |
| APN #:                       | 09-09-31-206-026       |

### PROPERTY HIGHLIGHTS

- 100% Occupied
- 1793 W Stadium - Insurance company since 2020
- 1795 W Stadium - Dentist since 2019
- Parking lot resurfaced in 2023
- 1795 W Stadium HVAC units new in 2026
- Signage on West Stadium Boulevard
- Full basements in each building
- Financial information and rent roll available upon request

#### Bart Wise

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**For Sale**



## PROPERTY DESCRIPTION

The property is improved with two one-story masonry and frame structures, together comprising 4,252 SF over full storage basements. Both buildings were constructed in 1965.

Building 1793 comprises 1,612 SF with full basement. Building 1795 comprises 2,640 SF and is configured as a single dental unit with full use of the basement storage area. Both buildings feature pitched roofs with asphalt-shingle coverings.

Building 1793 features two gas-fired, forced-air furnaces with corresponding air-conditioning condensers. Building 1795 features one furnace and one air-conditioning condenser.

The irregularly shaped site comprises  $\pm 0.44$  gross acres with 23 marked parking spaces. The property has approximately 160 feet of frontage on W. Stadium Boulevard and approximately 120 feet of frontage on Suffolk Avenue.

## LOCATION DESCRIPTION

The property is prominently positioned along W. Stadium Boulevard, an established commercial corridor on Ann Arbor's west side. The property includes signage along W. Stadium Boulevard and 23 marked parking spaces, with convenient connections to downtown Ann Arbor, the University of Michigan, I-94, M-14, and US-23.

### **Bart Wise**

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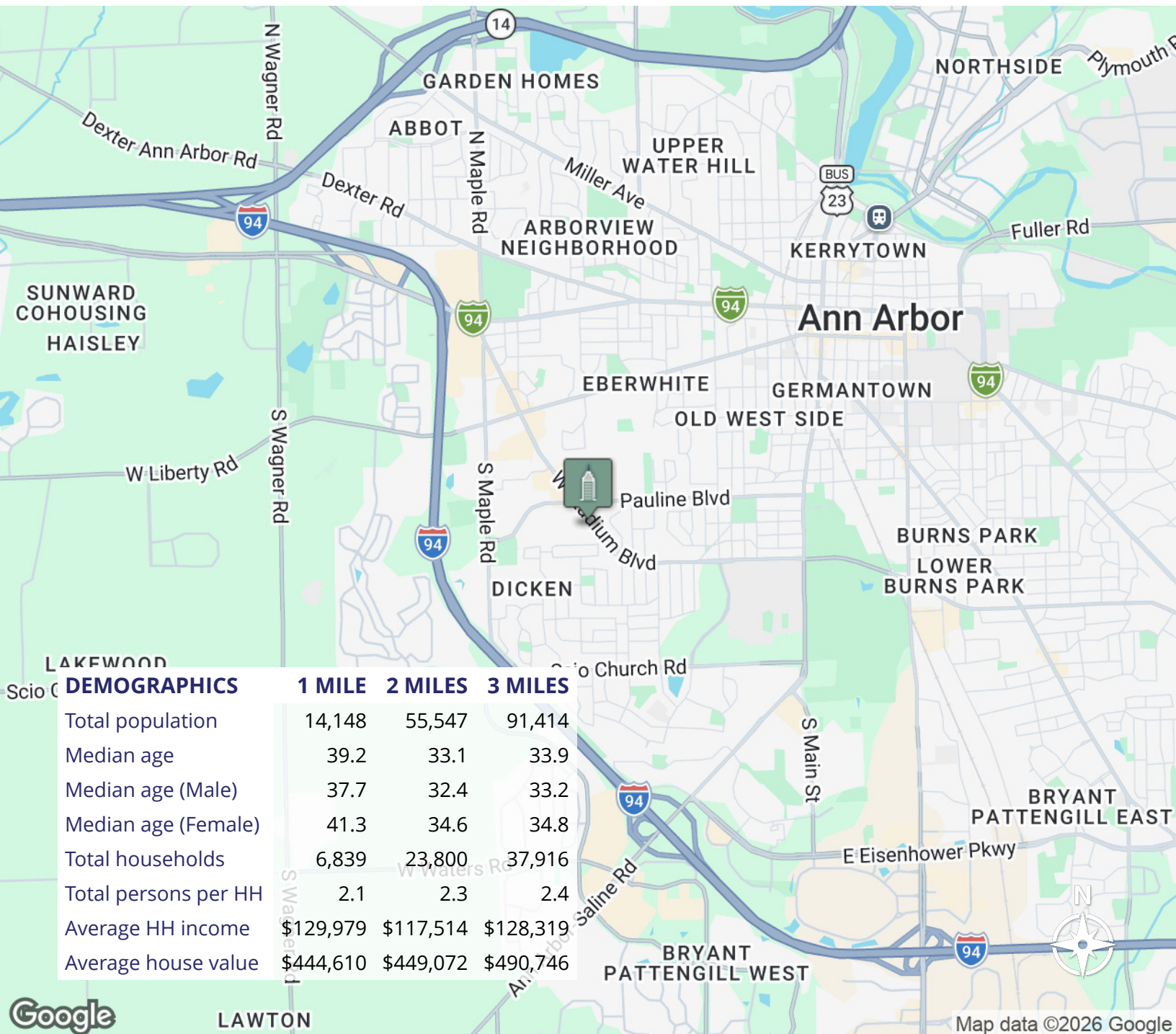
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