

Downtown Ypsilanti Mixed-use / Investment

108 Pearl Street, Ypsilanti, MI 48197



FOR SALE



OFFERING SUMMARY

Sale Price:	\$325,000
Number of Units:	3
Lot Size:	0.03 Acres
Building Size:	2,580 SF
Zoning:	C (Center)
APN #:	11-11-40-486-009

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,445	30,613	53,840
Total Population	14,958	69,649	127,304
Average HH Income	\$61,845	\$79,011	\$93,792

PROPERTY HIGHLIGHTS

- Downtown Ypsilanti mixed-use investment
- First floor commercial space, second floor apartments
- Fully leased
- Modern renovations with historic look and feel
- Ground-level exposed brick and original wood flooring
- Oversized doors/trim and tall windows in both apartments
- 10' ceilings on both floors
- Bold entrance with 1800s-era cast iron columns
- New roof (2020), re-pointed brick and painted-cedar walls
- Short walk to Depot Town and Riverside Park, one block from Michigan Ave.
- Surrounded by retail and professional offices and nearby art center
- Part of historic G.A.R. Hall Block

Joe Palms, CCIM

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PROPERTY DESCRIPTION

Unique opportunity to acquire a fully leased mixed-use building in the heart of downtown Ypsilanti for investment or future owner occupancy. This two-story property at 108 Pearl, part of the historic G.A.R. Hall Block, offers 2,580 square feet of character-rich space. It includes first-floor retail/service/office, and two second-floor apartments (efficiency and 1-bedroom).

The building's historic look and feel have been maintained while incorporating functionality for modern users. 1800s-era cast iron columns at the expansive entrance blend with re-pointed brick and painted cedar siding. Interior features include exposed brick walls and original wood flooring on the first floor, tall windows and oversized doors and trim upstairs. Both levels offer 10-foot ceilings that make for an open and inviting environment suitable for a variety of commercial uses and imbue the apartments with unexpected spaciousness.

Located on a quiet downtown street between Huron and Washington, just one block from Michigan Avenue, the location offers appealing walkability and connectivity. It's surrounded by retail and professional offices, steps from the art center and walking distance to Riverside Park and Depot Town. The building character and location accord long-term tenant appeal and consistent occupancy.



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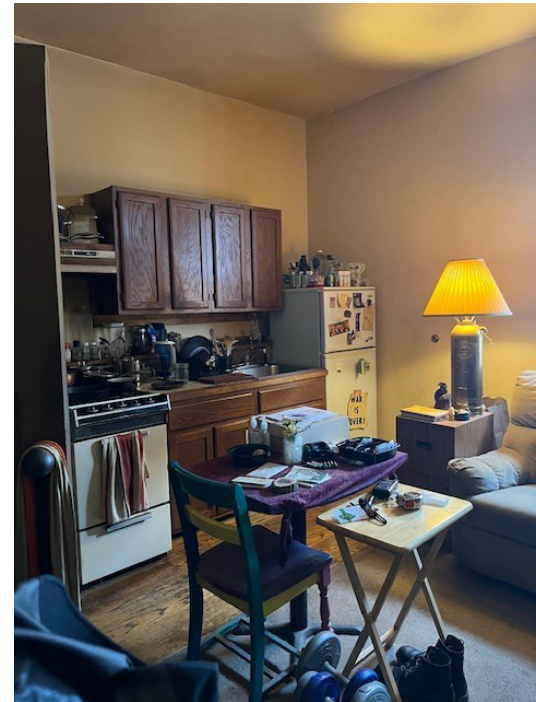
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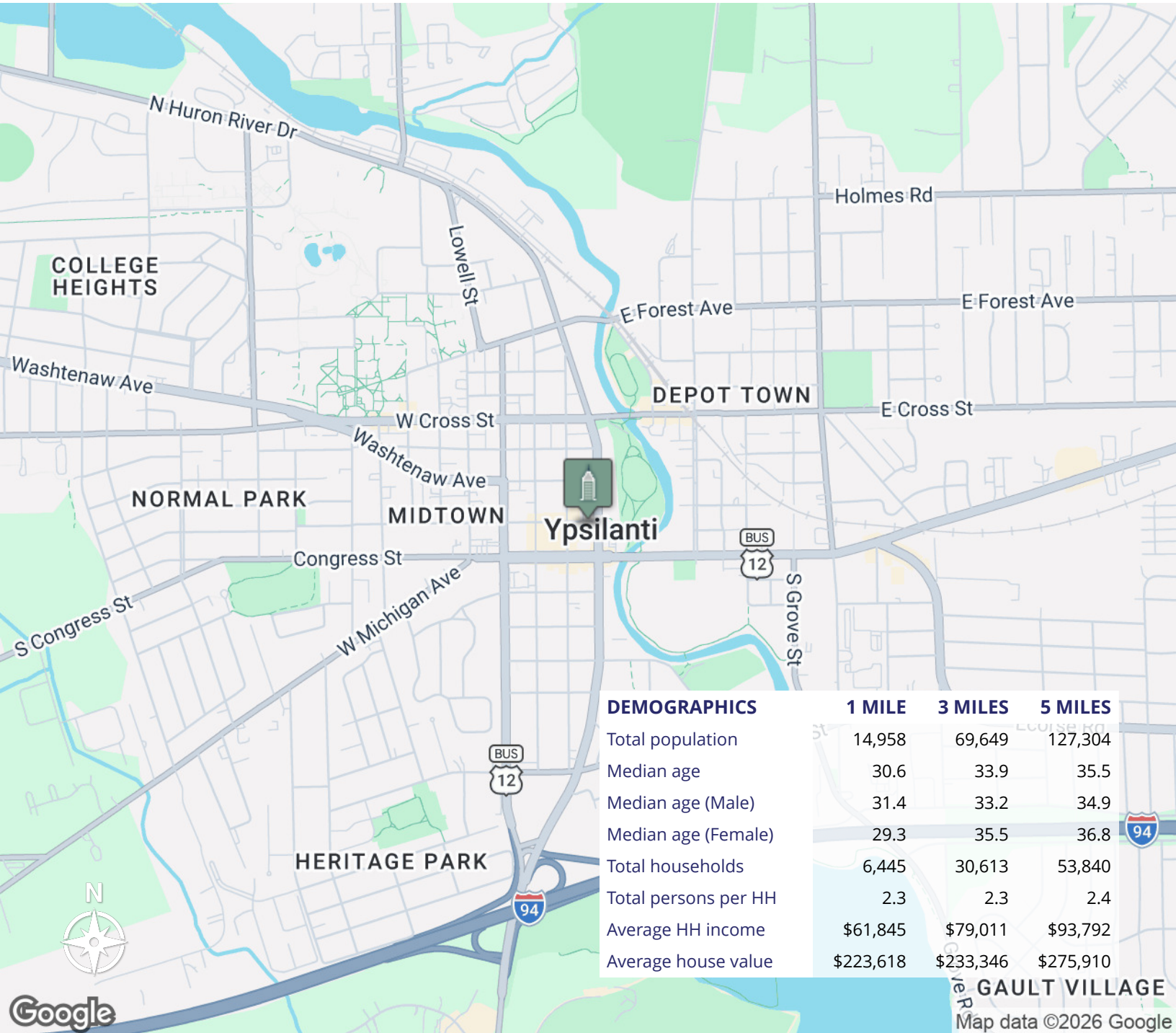
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