



For Sale or Lease

Office Availability • Property Highlights

1901 Pauline Blvd. | Ann Arbor, MI

- 4-Unit Condo Building with +/- 2,000 SF
- \$650,000 or \$25 PSF MG
- Two Suites Available for Lease
 - Units 1 & 2 – 950 SF
 - Unit 4 – 475 SF
- Units 1 & 2 is a Dental Office with Natural Light, Waiting Room, 2 Exam Rooms
- Unit 4, has a Sunny Open Floor Plan, Convenient Kitchen, Restroom
- Benefit from High Traffic Counts, On-Site Parking, and Signage
- Positioned near downtown Ann Arbor, Surrounded by Established Businesses, Vibrant neighborhoods, Ideal Hub for Diverse Enterprises
- Condo Association includes 1905 Pauline Blvd (not for sale) and a Shared Parking Lot
- Monthly Association Dues for 1901 Pauline Blvd are \$249

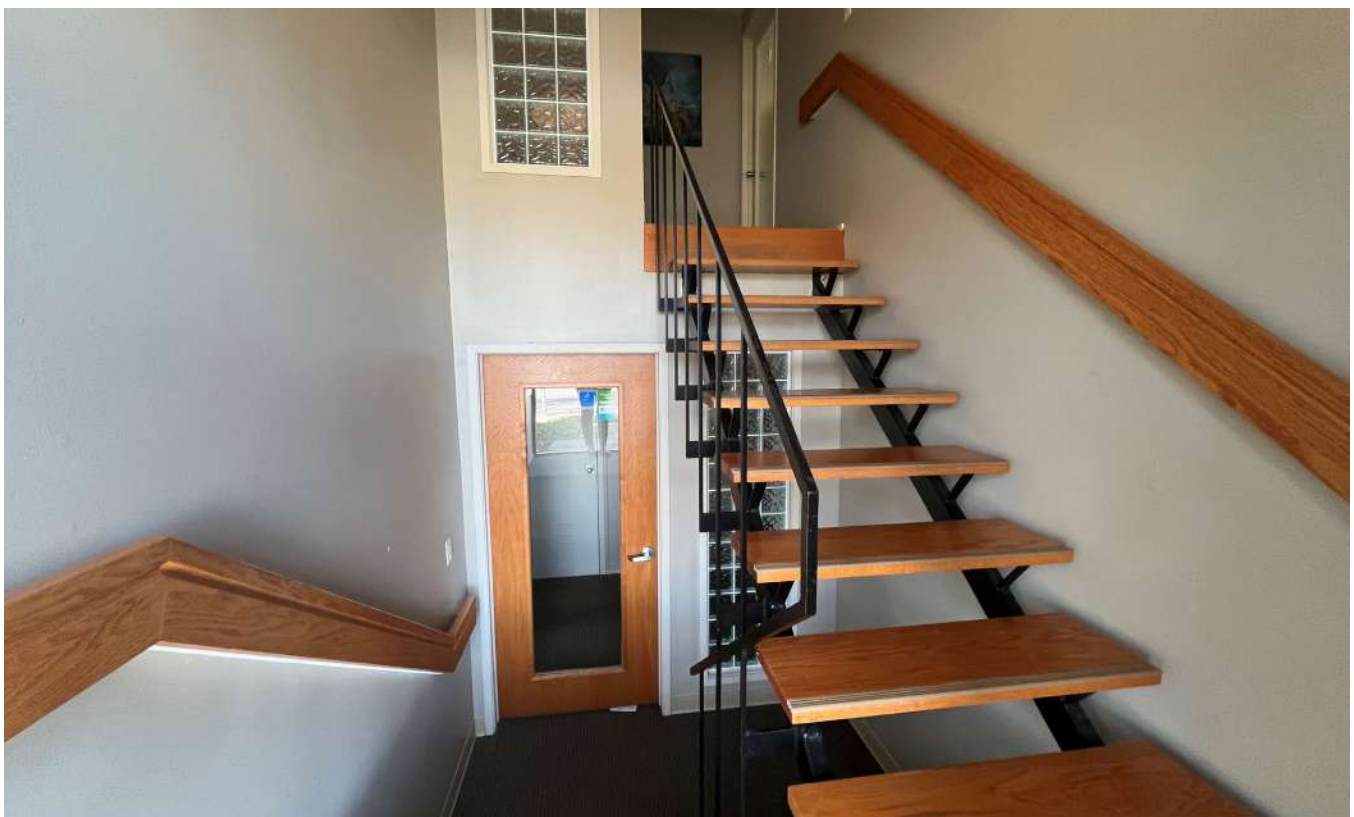
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Property Photos



Property Photos – Units 1 & 2



Property Photos – Units 1 & 2



Property Photos – Units 1 & 2



Property Photos – Unit 4

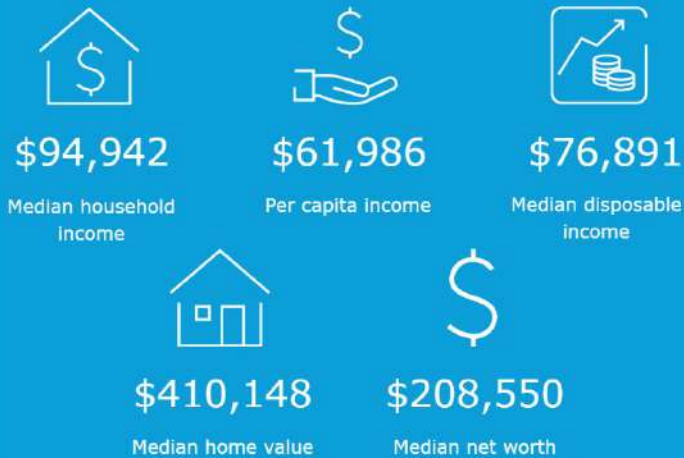


Property Photos – Unit 4



Demographics – 1 Mile Radius

Wealth & income



Annual transportation spending



Annual food & alcohol spending



Annual spending total



Annual household goods spending



Annual entertainment/recreation spending

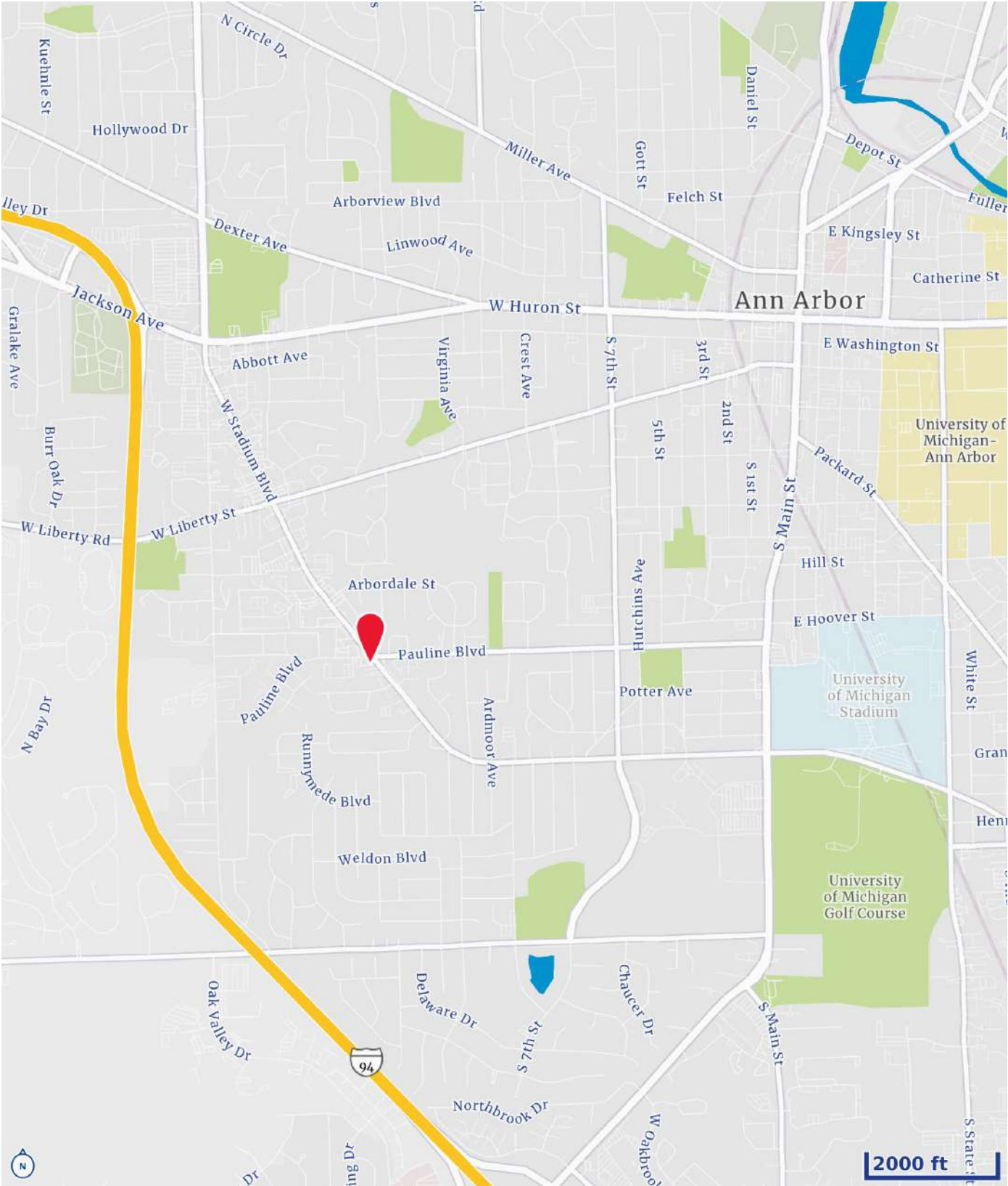


Annual apparel spending





Location



Aerial



We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

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