

# Downtown Ann Arbor Multi-Family Investment

315 S Division St, Ann Arbor, MI 48104



## OFFERING SUMMARY

Sale Price:	\$2,950,000
Number of Units:	20
Lot Size:	0.103 Acres
Building Size:	11,324 SF
Zoning:	D1 (Downtown Core)
APN #:	09-09-29-402-013

## PROPERTY HIGHLIGHTS

- 20 studio units
- Downtown/campus Ann Arbor location
- 100% occupied for the past 10 years
- Value-add potential through rental growth and unit upgrades
- Well maintained and professionally managed
- Three blocks from U-M Campus and close to downtown amenities
- Near public transit and parking structures
- Low-maintenance brick exterior

### Bart Wise

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### Scott Schmunk

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For Sale



## PROPERTY DESCRIPTION

Excellent opportunity to acquire a fully occupied 20-unit multi-family investment property in downtown Ann Arbor. Located at 315 S Division, this 4-story building consists of 20 studio apartments and has maintained full occupancy over the past 10 years. The property has been well maintained and professionally managed, offering investors a stable in-place asset with potential for future value-add through rent growth and unit upgrades.

315 S Division is ideally positioned on the east side of downtown Ann Arbor, just three blocks from the University of Michigan campus and near the Liberty Street corridor. The location offers convenient access to entertainment, restaurants, and public transit through TheRide's downtown system. This central setting supports consistent tenant demand, combining campus proximity with immediate access to downtown services and amenities. With a low-maintenance brick exterior, the property presents a strong urban investment opportunity in one of Michigan's most established and consistently sought-after rental markets.

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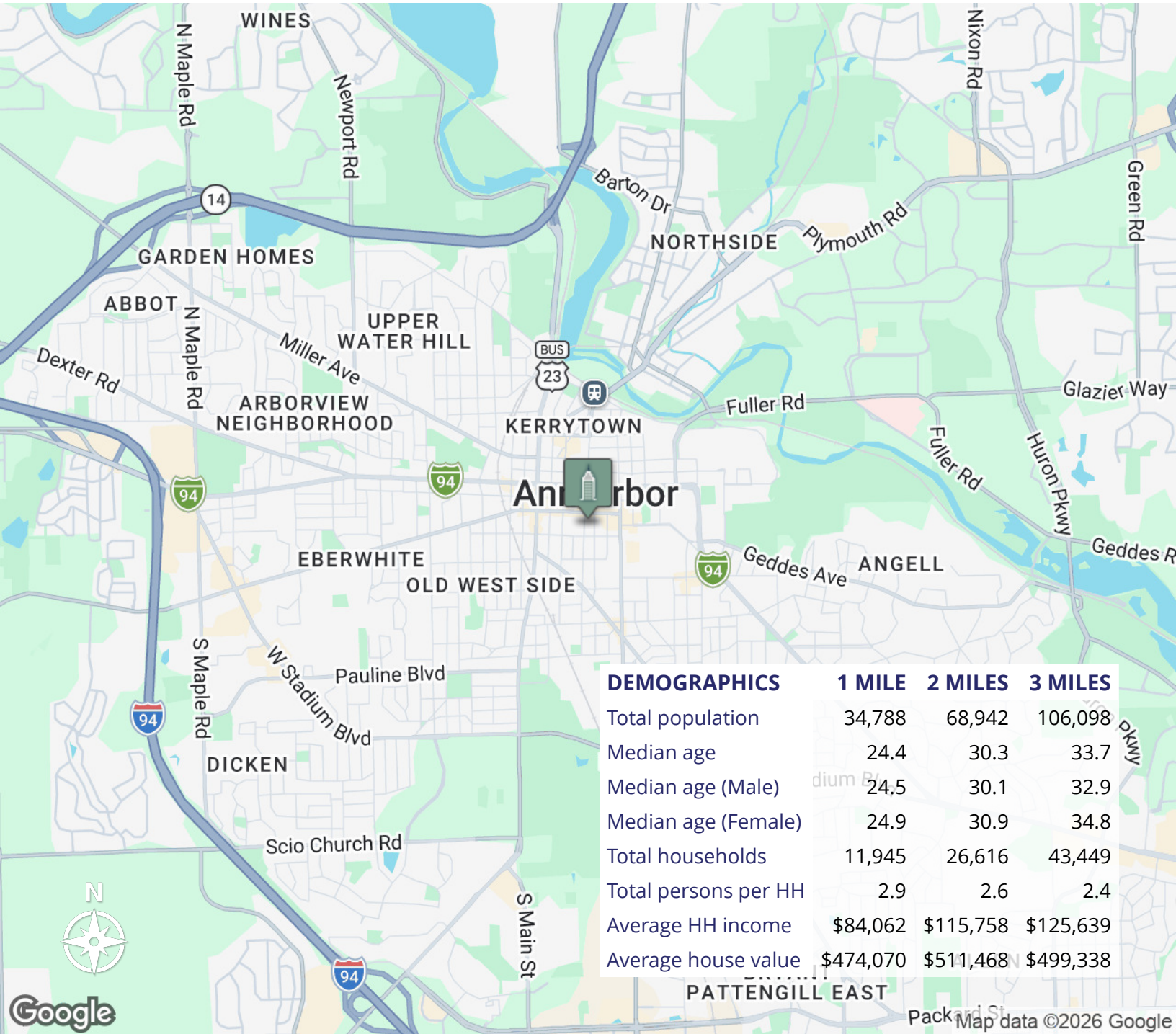
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