

Redevelopment Opportunity/Industrial

12 E FOREST AVE, YPSILANTI, MI 48198



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**FOR SALE
or LEASE**



SUMMARY

Sale Price:	\$1,500,000
Lease Rate:	\$2.75/SF NNN
Building Size:	58,925 SF
Lot Size:	2.56 AC
Zoning:	Production, Manufacturing and Distribution District (PMD)
Parcel ID:	11-04-461-002

PROPERTY HIGHLIGHTS

- Investment Opportunity
- Located in Historic Depot Town, Ypsilanti
- Versatile space suitable for various uses
- 58,925 square feet building
- Potential for redevelopment
- Located walking distance to retail and restaurant scene
- Across from Freighthouse Plaza
- High visibility and easy access to Michigan Ave and I-94
- 3 loading docks

***Building
relationships.***

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Michael Jurgenson, CCIM 734.222.7522

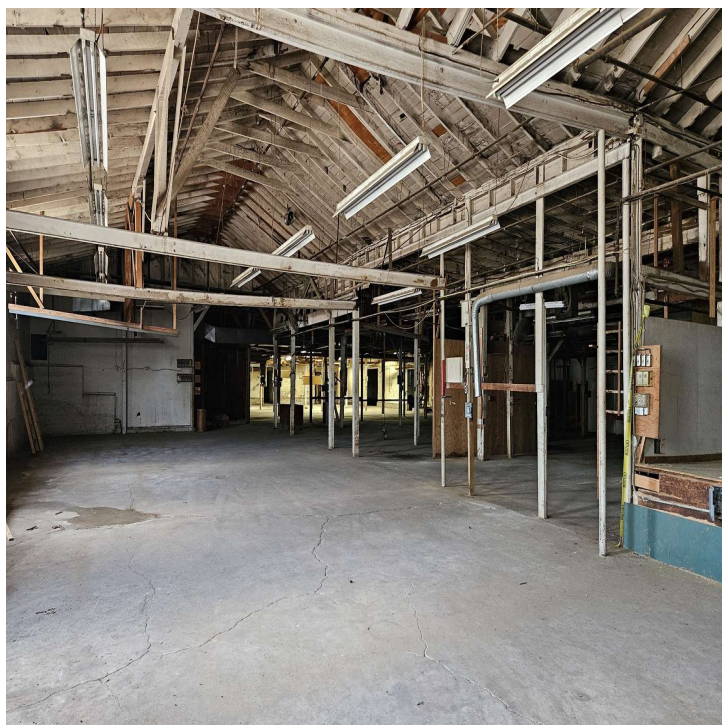
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PROPERTY DESCRIPTION

Exceptional opportunity to own or lease a vast industrial property near vibrant heart of Ypsilanti's Depot Town.

Spanning 58,925 square feet, this property offers excellent potential for redevelopment. Located just steps away from the bustling retail and restaurant scene, it's ideally situated to complement the soon to be Freighthouse Plaza redesign.

Highlights:

Strategic Location: Nestled near the dynamic retail and dining options of Depot Town, this property benefits from high visibility and easy access to Michigan Ave and I-94.

Redevelopment Potential: Perfectly poised for transformation, whether for commercial or creative redevelopment projects.

Neighborhood Synergy: Capitalize on the revitalization efforts in the area, with proximity to the soon to be redesigned Freighthouse Plaza enhancing the appeal and accessibility.

Historic Charm: Depot Town's historic character adds unique value and charm to any redevelopment project.

Features:

Versatile space suitable for various uses

3 loading docks

Potential for appreciation and growth with the area's ongoing development

Investment Opportunity:

With the area's continued growth and revitalization, this property represents a solid investment in one of Ypsilanti's most promising neighborhoods. Transform this expansive space into a thriving commercial hub and be part of the exciting changes in Depot Town.

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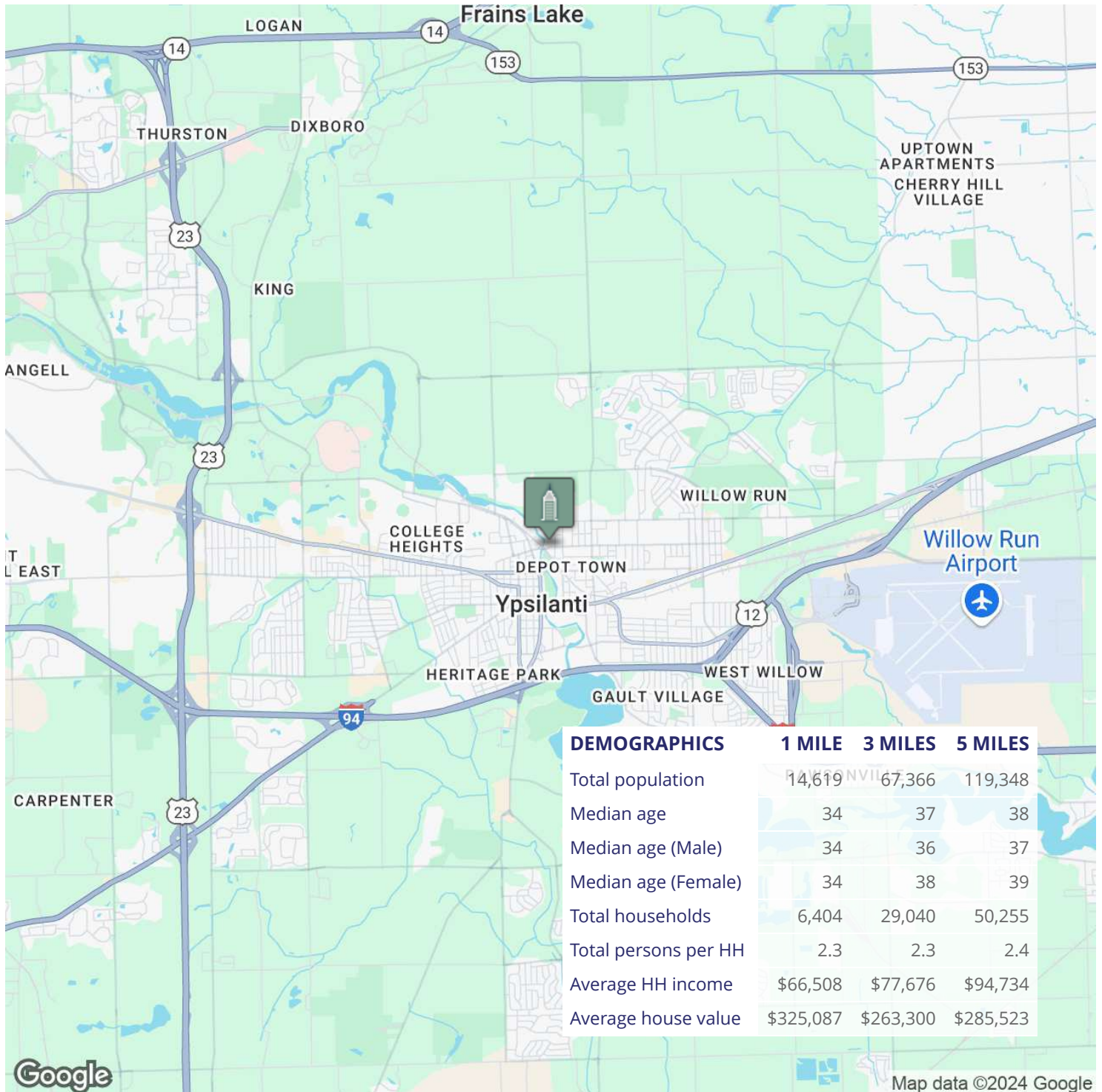
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