



List Number: 26014511

Municipality: Ypsilanti City

Year Built: 1914

Lot Dimensions: 50x146

Cross Streets: Washtenaw Ave and N Summit

Waterfront: No

Property Sub-Type: 2 to 4 Units

New Construction: No

County: Washtenaw

Tax ID #: 11-11-40-164-011

Status: Active

Days on Market: 133

Lot Acres: 0.17

Lot Square Footage: 7,405

Road Frontage: 50

Ownership Type: Private Owned

Unit 1: Unit Description: 1 bedroom 1 bath; Occupied: Yes; Monthly Rent: 680; Bedrooms: 1; Bathrooms: 1; Full Baths: 1; Half Baths: 0; Dishwasher; Range Oven; Refrigerator

Unit 2: Unit Description: 4 bedroom 2 bath; Occupied: Yes; Monthly Rent: 2,245; Bedrooms: 4; Bathrooms: 1; Full Baths: 1; Half Baths: 0; Range/Oven; Refrigerator

Legal: *OLD SID - 11 11-175-049-00 YP CITY 21W-64 N 50 FT OF LOT 49 CROSS & BAGLEY'S ADDITION.

Taxable Value: 69,809

Seller's Annual Property Tax: 5,581.12

School District: Ypsilanti

SEV: 150,100

Tax Year: 2025

Zoning:

For Tax Year: 2026

Homestead %: 0

Special Assmt/Type: no

Access Feat:	Accessibility Features: No	Extras:	Garages	Street Type:	
Accessibility Feat:		Heat Source:	Natural Gas	Substructure:	Full
Air Conditioning:		Heat Type:	Hot Water	Tenant Pays:	Electric; Gas; Sewer; Trash; Water
Assoc. Amenities:		Income and Expenses:		Terms Available:	Cash; Conventional
Assoc. Fee Incl.:		Lot Description:		Util Avail at Street:	Electricity Available
Association Info.:		Mineral Rights:		Utilities Attached:	Cable Connected
Driveway:		Owner Pays:	None	Water:	Public Water
Exterior Material:	Wood Siding	Roofing:	None	Water Fea.	
		Sale Conditions:	Public Sewer	Amenities:	
		Sewer:		Water Type:	

Public Remarks: Walking distance to campus, this updated duplex with great income, has good off street parking, and a garage! No seller financing. Unit 1 is an updated 1 bedroom 1 bath unit (\$8,160/yr) leased to August 2027. Unit 2 has 4 bedrooms, 2 baths, two updated kitchens (both with dishwashers), high ceilings and lease to to August 2027 (\$26,940/yr). The garage is not currently rented and can produce added income. Tenants pay gas, electric, and water/sewer. C of O expires 11/01/2026.