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Redevelopment opportunity for sale



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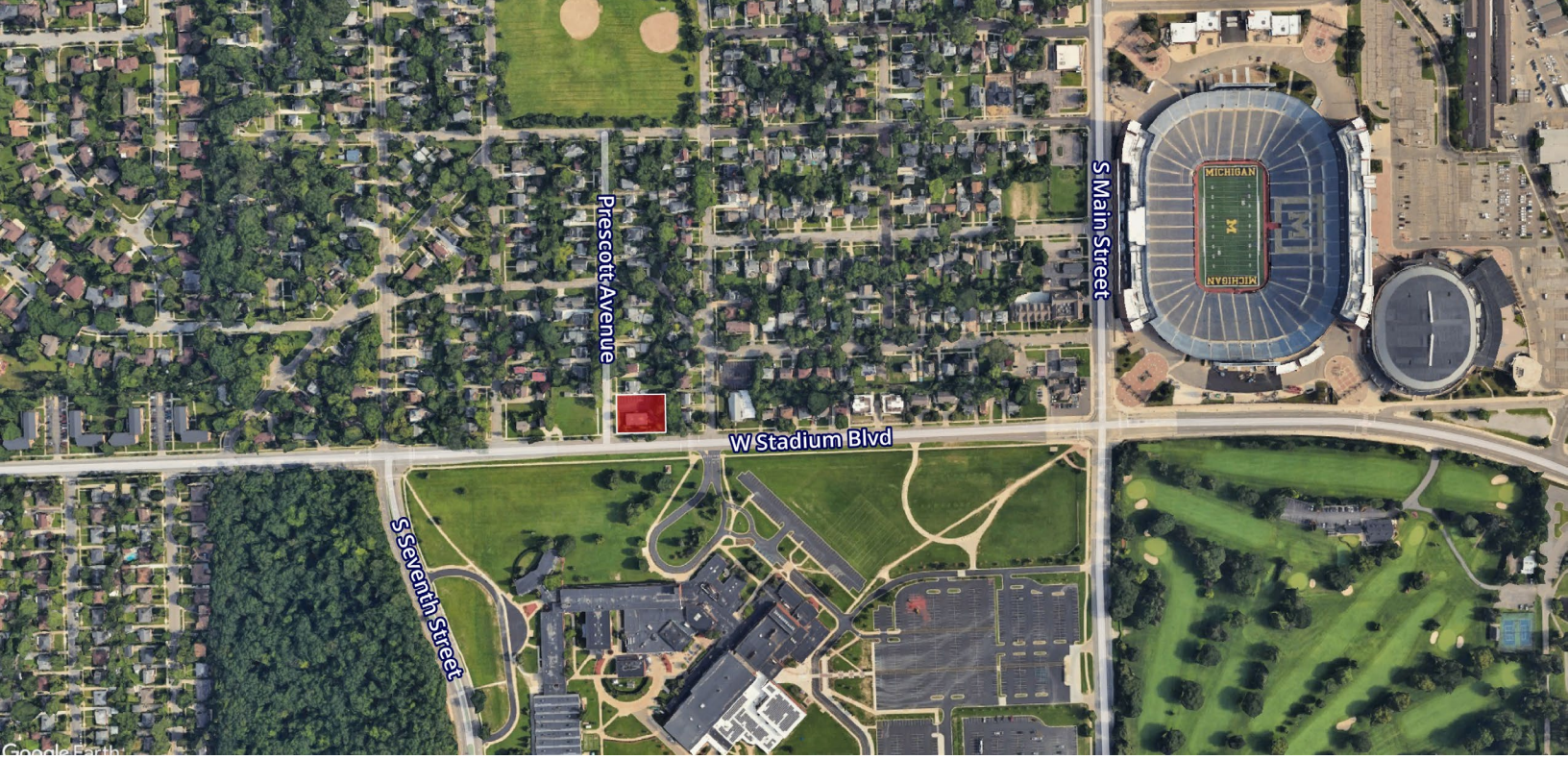
Accelerating success.



606 W Stadium Blvd. Ann Arbor, MI

The Property

The existing ±3,844 SF building provides an alternative to redevelopment for a purchaser willing to renovate and reposition the property. Its office zoning, on-site parking and highly visible location could support continued office or medical office use, including an owner-occupant seeking a well-located Ann Arbor presence.

The Redevelopment

This highly visible corner property presents a unique opportunity for creative infill redevelopment. Situated on ±0.33 acres with more than 100' of frontage along W Stadium Boulevard, the site offers flexibility for a variety of future residential concepts, including rental units or individually owned condominiums.

Its proximity to Michigan Stadium creates the possibility for an owner or investor to retain a residence for personal use during football season, with additional potential to continue the existing parking arrangement for U-M home football games.

A Winning Location

The property offers excellent visibility near Downtown Ann Arbor and the University of Michigan athletic campus. Michigan Stadium, Crisler Center, the U-M Golf Course and Pioneer High School are all nearby, placing the site within an established area that draws students, residents, employees and visitors throughout the year.

Demographics

Strong demographics, established neighborhoods and proximity to the University of Michigan create a broad base of potential demand. Population density and strong household incomes further support the potential for future residential or commercial redevelopment.

Offered at:

$1,550,000

ZONING

Flexible O (Office) zoning supports a broad range of potential uses beyond traditional office occupancy. This flexibility creates multiple opportunities to reposition or redevelop the property to capitalize on its prominent W Stadium location.

Permitted Uses

Multifamily Dwelling	Private/Public Higher Education
Single-Family Dwelling	Private/Public School
Townhouse Dwelling	Trade/Industrial School
Two-Family Dwelling	Nursing Care Facility
Assisted Living	Restaurant, Bar & Food Service
Adult Foster Care	Hotel
Group Housing	Short-Term Rental – Non-Principal Residence
Guest House	Bank / Credit Union / Financial Services
Club Headquarters / Community Center	General Office
Religious Assembly	Medical / Dental Office
Adult Day Care Center	Veterinary Office
Child Care Center	Nonprofit Corporations

Special Exception Uses

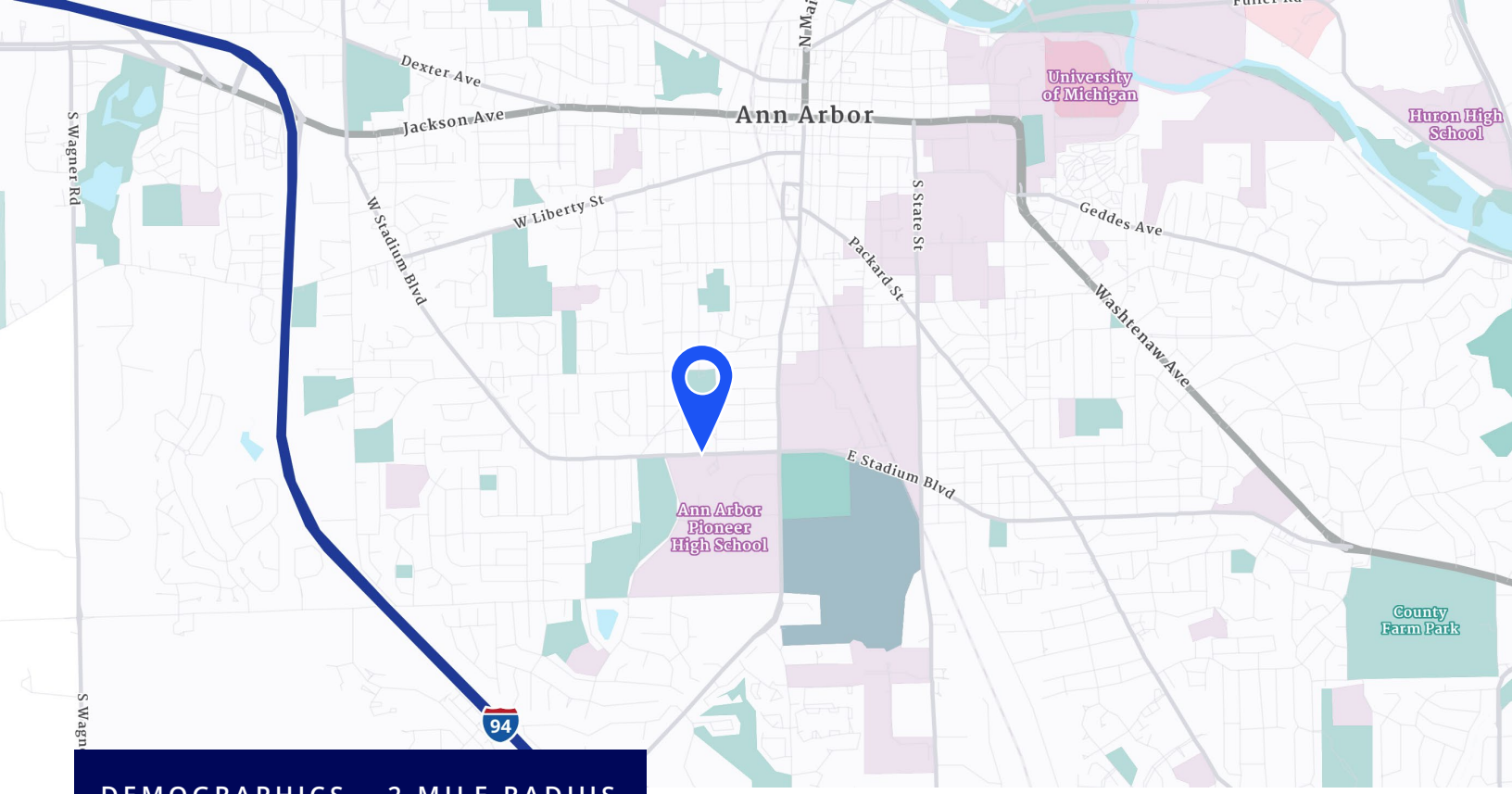
Fraternities, Sororities & Student Cooperative Housing
Hospital
Kennels & Animal Boarding
Drive-Through Facility

Uses are subject to applicable City of Ann Arbor requirements and approvals. Prospective purchasers should independently verify zoning and development requirements.









DEMOGRAPHICS – 2 MILE RADIUS

Population	70,627
Median household Income	$89,024
Number of households	29,832
Median home value	$477,129
Median age	27.0
% of renter occupied housing units	60.1%
Businesses	3,749

The surrounding demographics reinforce the property's residential or commercial redevelopment potential. More than 70,000 residents and nearly 30,000 households live within a 2-mile radius, supported by strong household incomes and a young, renter-oriented population.

- 54,000+ U of M students
- Strong undergraduate population
- 107,000+ Michigan Stadium capacity
- Near U-M athletics & campus

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