

203 - 239 S FORD Boulevard, Ypsilanti Twp, Michigan 48198-6066

MLS#: **2210066744**
 Status: **Active**

Prop Type: **Real Estate Only**

LP: **\$949,900**
 OLP: **\$949,900**



Location Information

County: **Washtenaw**
 Township: **Ypsilanti Twp**
 Mailing City: **Ypsilanti**
 MLS Area: **04151 - Ypsilanti Twp**
 School Dist: **Ypsilanti**
 Location: **S of Michigan / E of Ford**
 Directions: **The corner of Ford and Russell**

Lot Information

Acreage: **0.62**
 Lot Dim: **40x40x40x40**
 Road Frt Feet: **100**
 Water Frt Ft:
 Side of Str:

General Information

Year Built/Rmd: **1976/2017**
 #Units/ \$ Lsd: **0 / 100%**
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments: **No**
Income and Expenses
 Monthly Sales: **0**
 Annl Net Inc: **\$88,700**
 Annl Gross Inc: **\$105,900**
 Annl Oper Exp: **\$17,200**

Business Information

Zoning: **Commercial**
 Current Use: **Leaseable shopping center**
 Bus Type:
 Licenses:
 Rent Incl:
 Inv List:
 Inv Incl:
 APOD Avail:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Access To / Distance To

Airport:
 Interstate:
 Railroad:
 Waterway:

Square Footage
 Est Sqft Ttl: **12,800**
 Est Sqft Main:
 Est Sqft Office:

Listing Information

Listing Date: **08/12/2021** Pending Date:
 Terms Offered: **Cash, Conventional**
 Access: **Appointment**
 Off Mkt Date:
 Exclusions:
 Possession: **At Close**
 Trans Type: **Sale**
 Short Sale: **No**

Features

Foundation Ft:
 Water Source: **Municipal Water**
 Out Buildings:
 Sewer: **Sewer-Sanitary**
 Road Frontage: **Private**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: **K0111272026** Ownership: **Private - Owned**
 Tax Summr: **\$** Tax Winter: **\$** Other/Spec Asmt: **0**
 SEV: **132,400.00** Taxable Value: **104,837.00**
 Legal Desc: **PART OF LOT 66 & 67 OF YPSI FARMS, A SUBDIVISION THAT IS PART OF THE E 1/2 OF NE 1/4 OF SEC 10 & PART OF THE N 1/2 OF SEC 11, T3S-R73, YPSILANTI TOWNSHIP WASHTENAW COUNTY, MI., AS RECORDED IN LIBER 4 OF PLATS, PAGE 11. BEG AT THE NW COR OF SAID LOT 67; TH S 00-26-00" E 209.67 FT ALG THE W LINE OF SAID LOT 67; TH N 89-34-00 E 108.00 FT; TH S 00-26-00 E 75.65 FT ALG THE E LINE OF SAID LOT 67; TH S 89-47-00 W 108.00 FT; TH N 00-26-00 W 22.91 FT ALG THE W LINE OF SAID LOT 67; TH 89-58-21" W 10.00 FT ALG THE N LINE OF THE S 522.87 FT OF LOT 66; TH N 00-26-00 W 87.88 FT; TH N 89-54-42 W 11.95 FT ALG THE CENTERLINE OF A COMMON WALL AND ITS ELY EXTENSION; TH CONTINUING ALG SAID COMMON WALL THE FOLLOWING (3) COURSES; N 00-05-18 E 4.09 FT, N 89-54-42 W 4.31 FT, N 00-05-18 E 4.81; TH N 89-54-42 W 81.82 FT ALG SAID COMMON WALL & ITS WLY EXTENSION; TH N 00-26-00 W 164.48 FT MORE OR LESS ALG THE W LINE OF SAID LOT 66 TO THE NW COR OF SAID LOT; TH ELY 108 FT MORE OR LESS ALG THE N LINE OF SAID LOT 66**
 Subdivision: **YPSI LITTLE FARMS SUB**

Office Information

Office: **New Michigan Realty, LLC**

Remarks

Pub Rmks: **Newer roof, newer mechanicals, and remodeled front facade come with this amazingly priced plaza! Difficult to find 9.34% cap rate with long term tenants. Between the 2 properties, there should be between 11,000 to 12,000 gross leasable area. BATVAI IDRBNG**