

Commercial Redevelopment Opportunity

5899 W MICHIGAN AVENUE, ANN ARBOR, MI 48108



Swisher
COMMERCIAL

FOR SALE



SUMMARY

Sale Price:	\$445,000
Lot Size:	1.72 Acres
Zoning:	FB (Form-Based - Mixed Use)
Parcel Numbers:	L-12-23-300-024 L-12-23-300-023 L-12-23-300-022
2023 Taxes (3 Parcels)	\$8,430.89
2024 SEV (3 Parcels)	\$291,771
2024 Taxable Value (3 Parcels)	\$157,297

PROPERTY HIGHLIGHTS

- Zoning for a variety of uses including retail, office, and restaurants
- High visibility on W Michigan Avenue & Textile Road
- Additional adjacent 1.08 acres available for expansion
- Direct access to major highways US-23 and I-94
- Pittsfield Township
- Existing 1,512 sf, 3 bedroom, 1 bath residential home is currently rented at \$1,400/mo. Serviced by municipal sewer and water.

**Building
relationships.**

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

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PROPERTY DESCRIPTION

Overview: Spanning a total of 1.72 acres across three parcels, this prime commercial real estate offers a unique redevelopment opportunity in the heart of Pittsfield Township. Positioned with excellent visibility along W Michigan Ave. and Textile Rd, and featuring easy access to US-23 and I-94, this site is ideally suited for a variety of uses including retail, office, and restaurants under its current Form-Based Use zoning.

Property Highlights:

- **Flexible Zoning:** Supports a diverse range of commercial developments including multi-use complexes combining retail, office, & dining spaces.
- **Expansion Potential:** An additional adjacent 1.08 acres is available, providing further development flexibility and potential for larger projects.
- **Strategic Location:** Situated with frontage on W Michigan Ave. and Textile Rd, ensuring high visibility and traffic, crucial for commercial success.
- **Existing 1,512 sf, 3 bedroom, 1 bath residential home** is currently rented at \$1,400/mo. Serviced by municipal sewer and water.

Investment Appeal: This property is a rare find in a growing area and its redevelopment potential. Its zoning allows for innovative and varied commercial use, making it an ideal spot for developers looking to capitalize on Ann Arbor's expanding commercial landscape.

Development Potential: The site's considerable size and strategic location offer developers the freedom to create a landmark commercial hub that could serve as a focal point for business and leisure in the region. Whether for building a retail plaza, a professional office park, or a combination with eateries, the possibilities are as expansive as the site itself.

Connectivity:

- **Major Roadways:** Direct access to major highways US-23/ I-94 provides excellent connectivity to regional markets and easy commuting options.
- **Local Infrastructure:** Benefiting from its location in Pittsfield Township, the site is part of a well-developed area known for its robust infrastructure and business-friendly environment.

Opportunity: With its combination of flexible zoning, additional available acreage, and a prime location, this property presents a unique opportunity to shape the future of Ann Arbor's commercial landscape.



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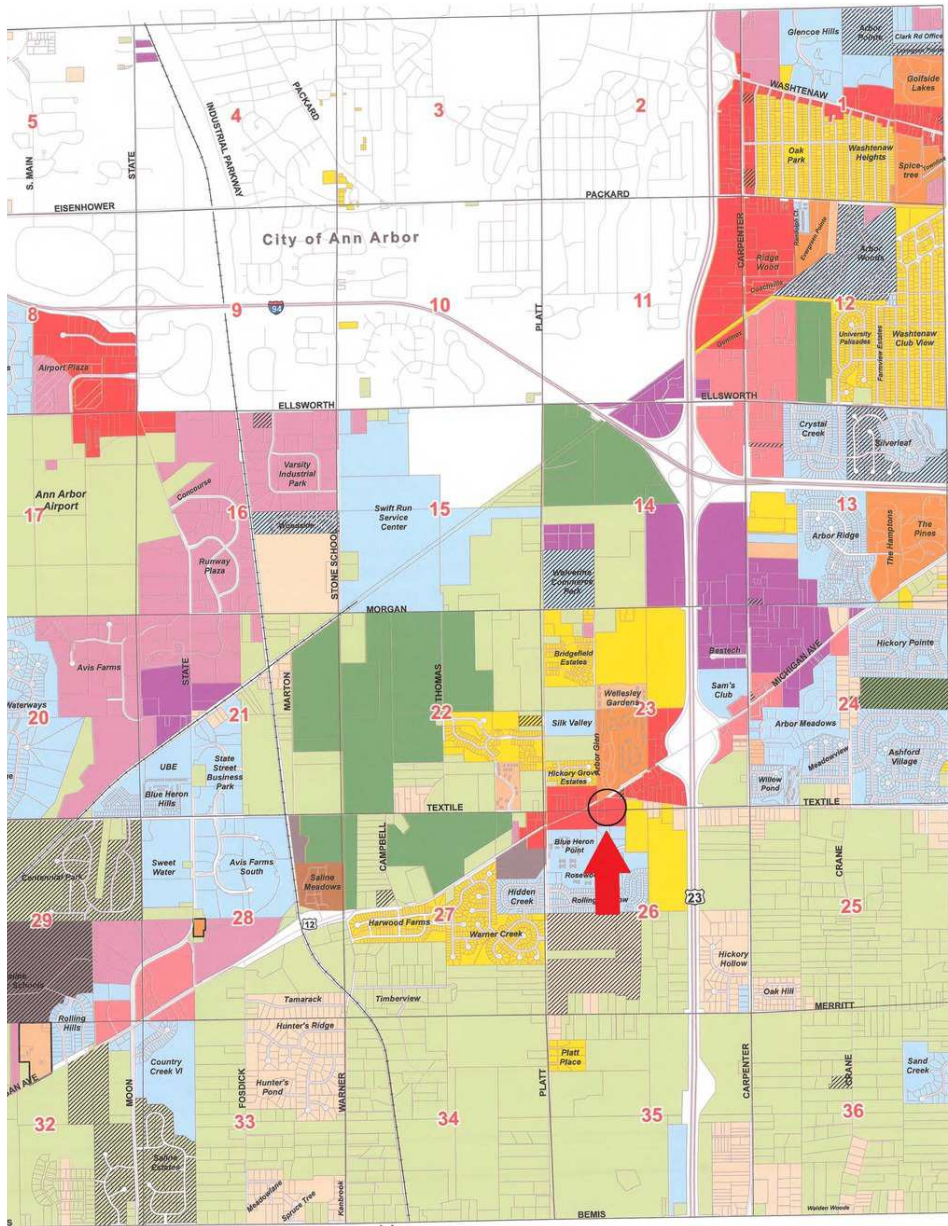
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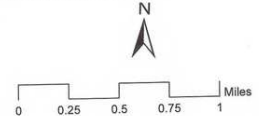
Zoning Map



Pittsfield Charter Township
6201 W. Michigan Ave.
Ann Arbor, MI 48108
<http://www.pittsfield-mi.gov>

Zoning

- RC Recreation Conservation
- AG Agricultural
- R-1A Single Family Rural Non-Farm Residential
- R-1B Single Family Suburban Residential
- R-2 Low Density Multiple-Family
- R-3 Moderate Density Multiple-Family Resider
- MHP Mobile Home Park Residential
- C-1 Neighborhood Commercial
- C-2 Regional Commercial
- FB Form Based Mixed Use**
- BD Business
- I General Industrial
- PF Public Facilities
- PUD Planned Unit Development
- Court Modified
- Conditionally Rezoned



Official Copy

Michelle L. Anzaldi 3/10/21
Clerk, Michelle L. Anzaldi Date

EFFECTIVE DATE | FEBRUARY 24, 2021

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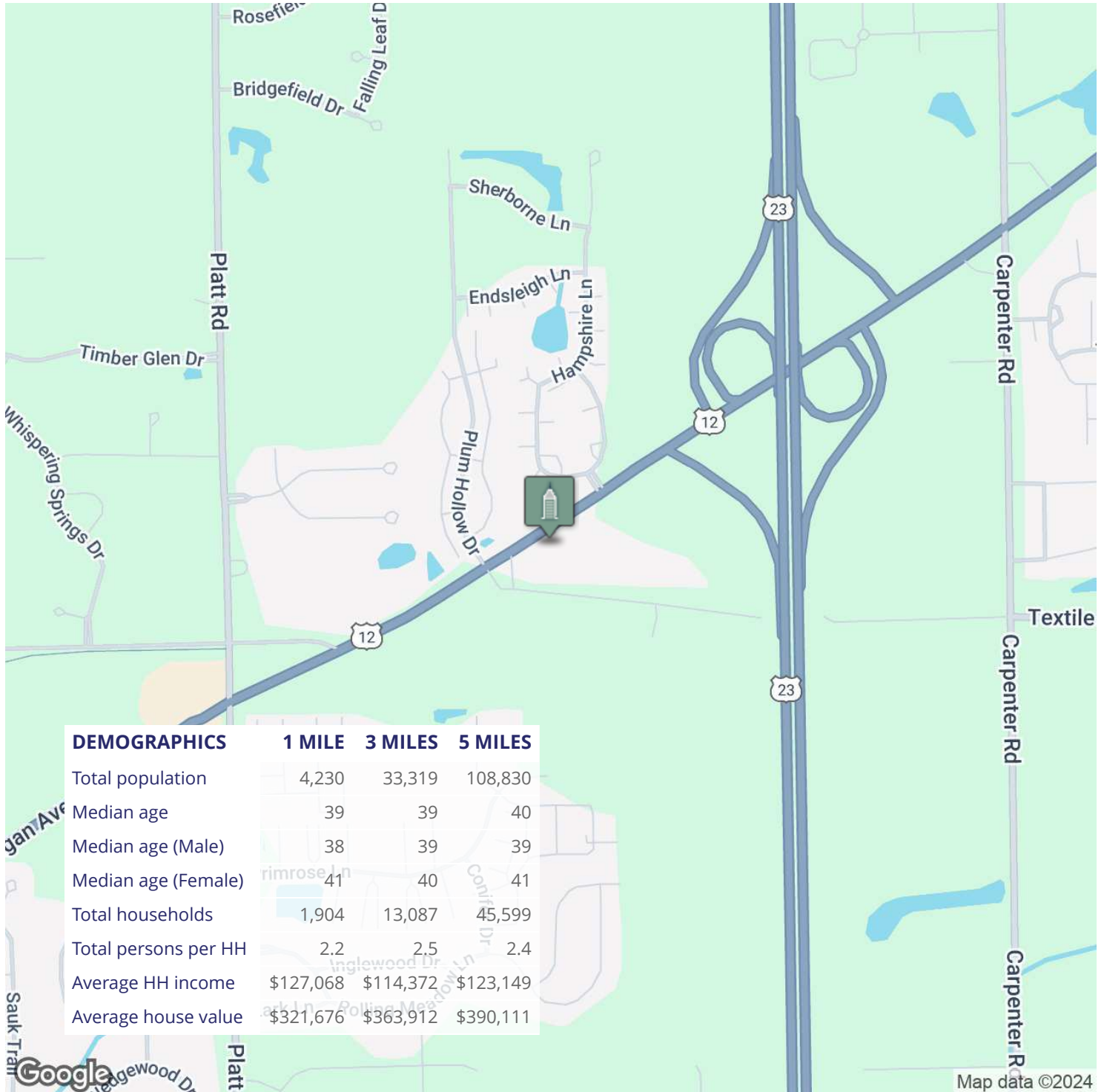
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