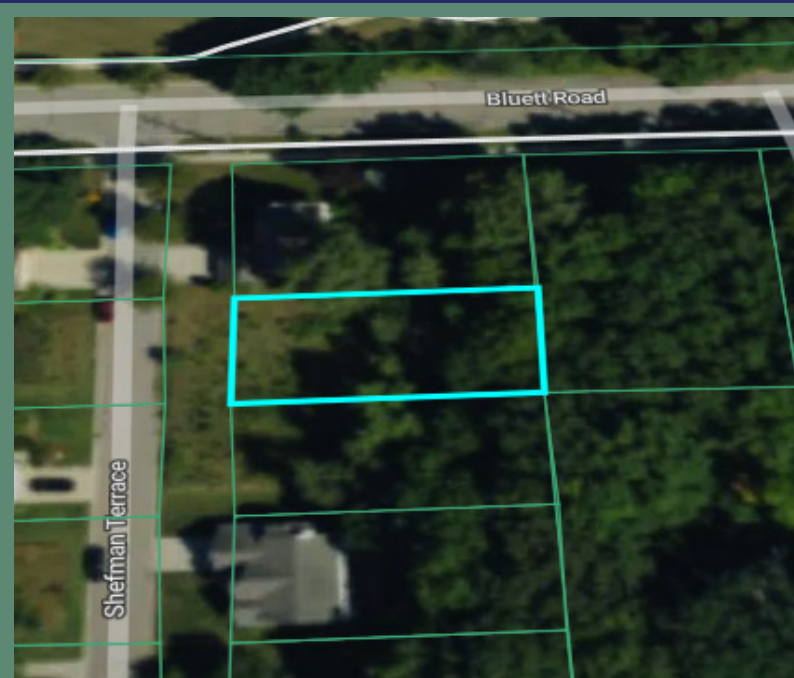


Prime North Ann Arbor Residential Lot

2656 Shefman Terrace, Ann Arbor, MI 48105



FOR SALE



OFFERING SUMMARY

Sale Price:	\$175,000
Lot Size:	0.161 Acres
Zoning:	R1C (Single Family Dwelling)
APN #:	09-09-15-407-024
2025 Taxes:	\$1,216.78
2025 SEV:	\$25,400.00

PROPERTY HIGHLIGHTS

- Buildable single-family residential lot in North Ann Arbor
- Excellent school district: Thurston Elementary, Clague Middle, Huron High
- Convenient access to U-M Campus, U-M Hospital, and downtown Ann Arbor
- Near Plymouth Road shops, restaurants, and parks
- Public utilities available at road
- Peaceful setting within a well-established neighborhood
- Lot dimensions: 55 FT X 127 FT

Charlie Koenn

734.926.0230

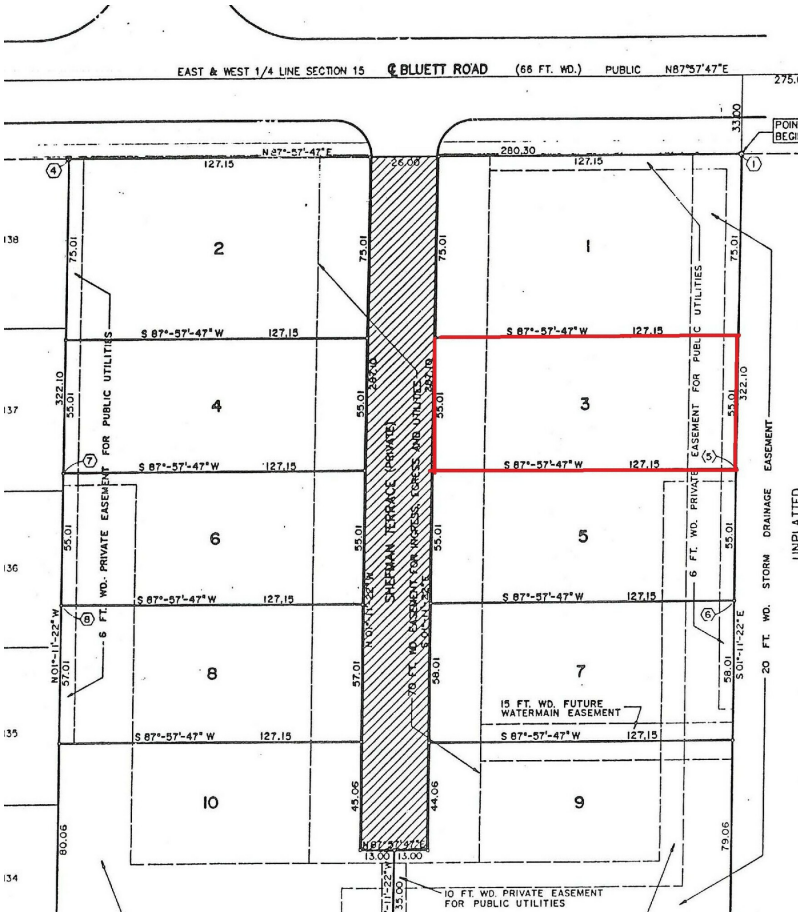
ckoenn@swishercommercial.com

Prime North Ann Arbor Residential Lot

2656 Shefman Terrace, Ann Arbor, MI 48105



For Sale



PROPERTY DESCRIPTION

Build your dream home in desirable North Ann Arbor.

2656 Shefman Terrace offers a buildable single-family residential lot in a quiet, established neighborhood. Enjoy the convenience of being close to everything Ann Arbor has to offer — the University of Michigan campus, U-M Hospital, parks, trails, and the Plymouth Road shopping corridor.

This property is located within the highly rated Ann Arbor school district, including Thurston Elementary, Clague Middle, and Huron High School. A rare opportunity to create a custom home in a sought-after area that balances peaceful surroundings with city convenience.

LOCATION DESCRIPTION

Located in North Ann Arbor off Plymouth Road, Shefman Terrace is a quiet residential street characterized by mature trees and well-maintained homes. Residents enjoy quick access to major city routes, downtown Ann Arbor, and the University of Michigan's north and central campuses, while still retaining the comfort and privacy of a suburban setting.

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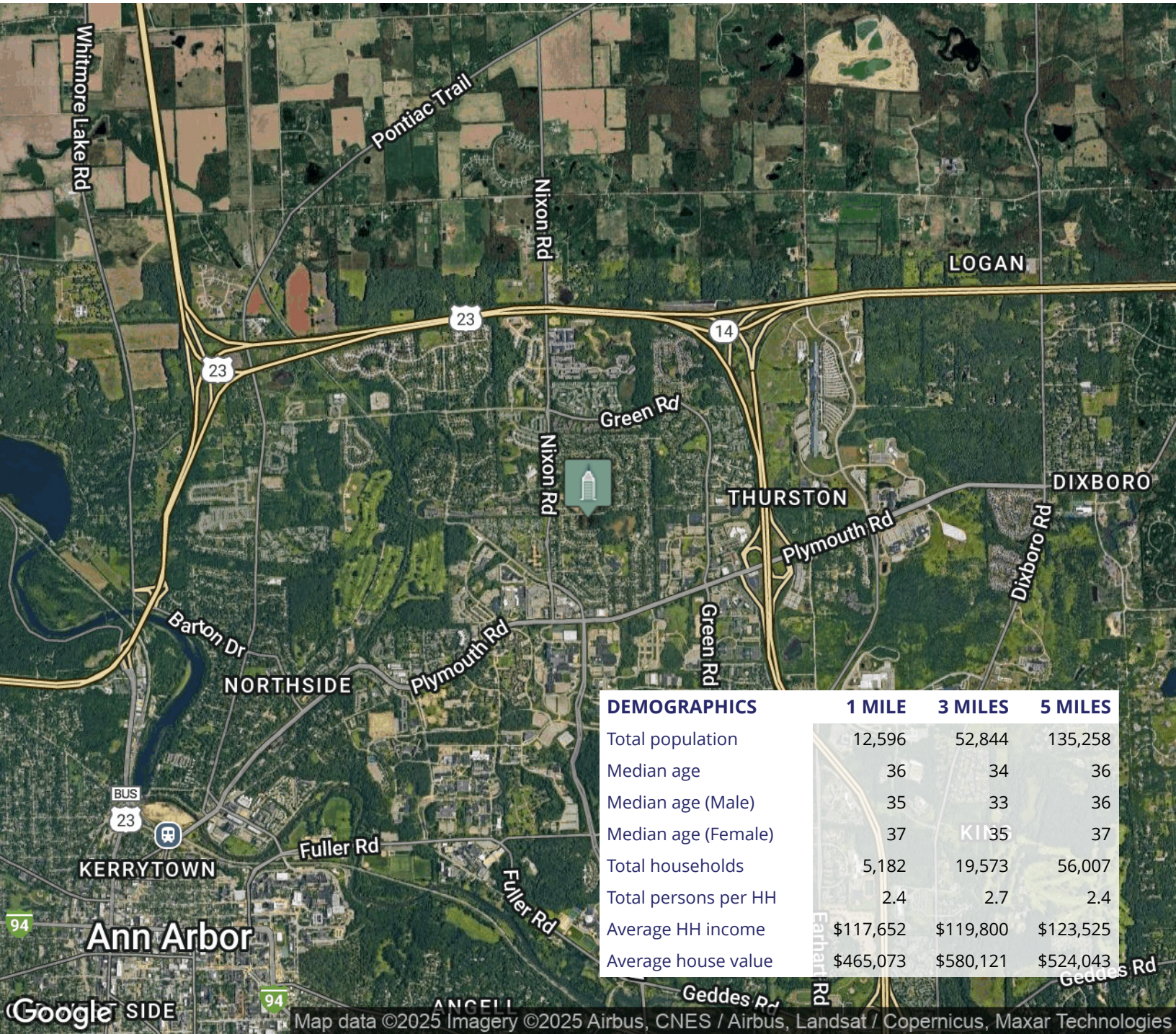
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