

Redevelopment Opportunity

2675 WASHTENAW AVENUE, YPSILANTI, MI 48197



FOR SALE



SUMMARY

Sale Price:	\$1,400,000
Lot Size:	1.54 Acres
Zoning:	RC (Regional Corridor)
APN:	K-11-06-304-004
Assessed Value 2025:	\$271,200
2025 Taxes:	\$18,424

PROPERTY HIGHLIGHTS

- Redevelopment opportunity in Ypsilanti Township
- Zoned RC (Regional Corridor)
- Site plan approved for a drive through tunnel car wash
- 1.54 acres
- 107' frontage on Washtenaw Avenue
- Easy access to I-94 and US-23
- Between Golfside and Hewitt
- Over 20, 000 vehicles per day

***Building
relationships.***

180 Little Lake Dr, Suite 4 Ann Arbor, MI 48103

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Charlie Koenn

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PROPERTY DESCRIPTION

Prime redevelopment opportunity in Ypsilanti Township along the high-visibility Washtenaw Avenue corridor. This 1.54-acre site sits within the RC (Regional Corridor) zoning district, offering broad commercial flexibility and strong support for auto-oriented, retail, and service uses. The property benefits from an approved site plan for a modern car wash, giving a buyer a major head start on development timelines and municipal approvals.

Positioned between Golfside Road and Hewitt Road, the site enjoys excellent traffic volumes, strong surrounding retail synergy, and direct connectivity to the region's major arterials. I-94 and US-23 are just minutes away, providing efficient access for customers and commuters across Washtenaw County and the broader southeast Michigan region.

With its combination of zoning, frontage, access, and ready-to-execute approvals, this location is well suited for a car wash, QSR, retail, medical, or other high-demand commercial redevelopment.

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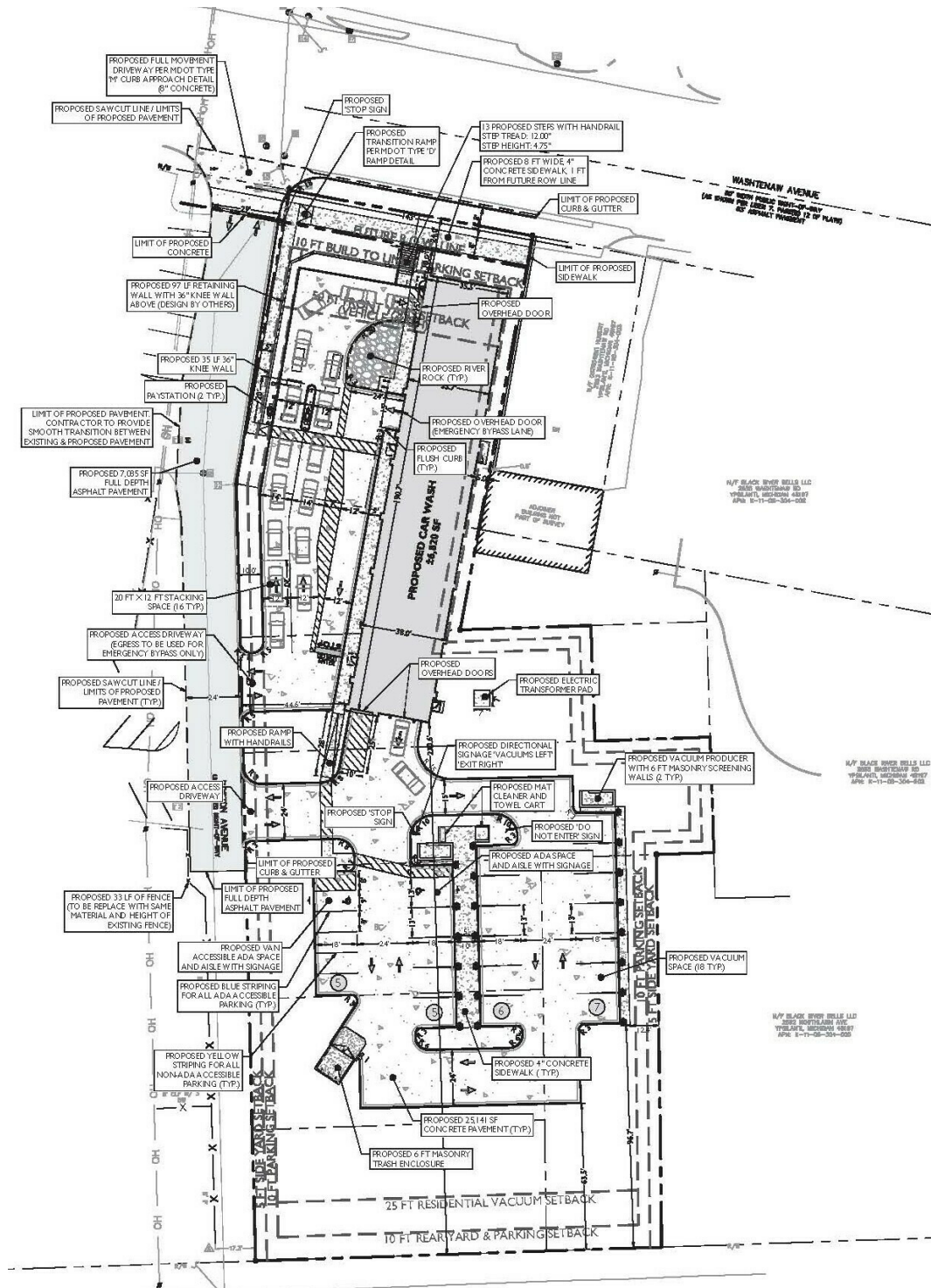
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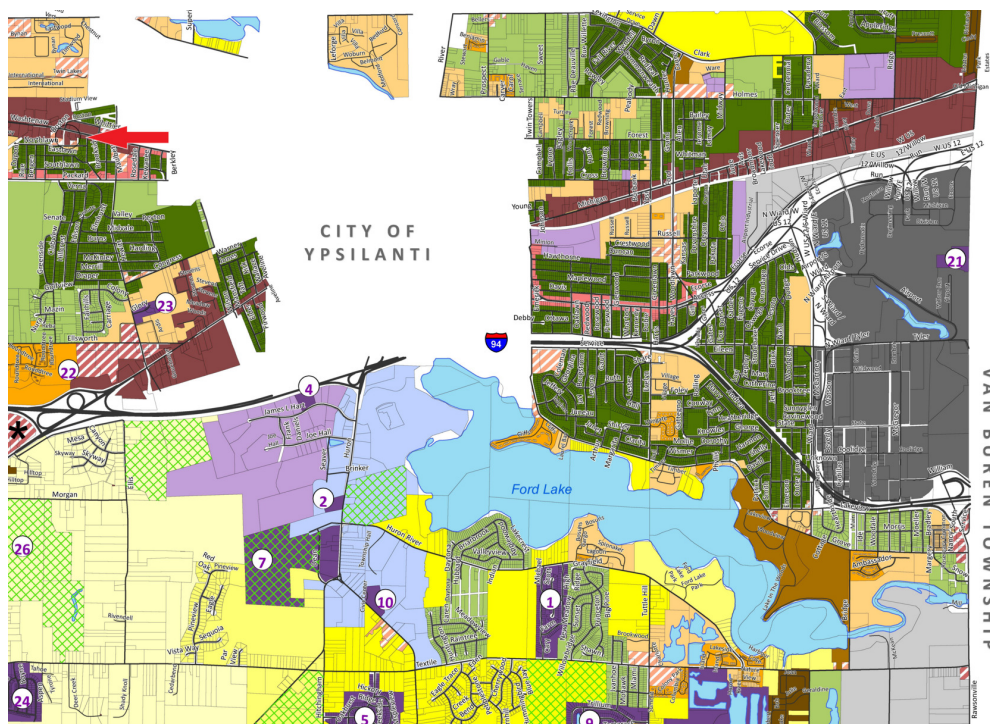
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Zoning Map Charter Township of Ypsilanti

7200 South Huron River Drive
Ypsilanti, Michigan 48197

Adopted: February 15, 2022

- Agricultural Overlay District
- R-1 One Family Residential
- R-2 One Family Residential
- R-3 One Family Residential
- R-4 One Family Residential
- R-5 One Family Residential
- RM-LD Multiple Family (Low Density)
- RM-MD Multiple Family (Medium Density)
- RM-HD Multiple Family (High Density)
- MHP Mobile Home Park
- NB Neighborhood Business
- GB General Business
- RC Regional Corridor
- NC Neighborhood Corridor
- I-T Innovation and Technology
- L-M Logistics and Manufacturing
- I-C Industrial and Commercial
- PD Planned Development
- TC Town Center
- * Conditional Zoning

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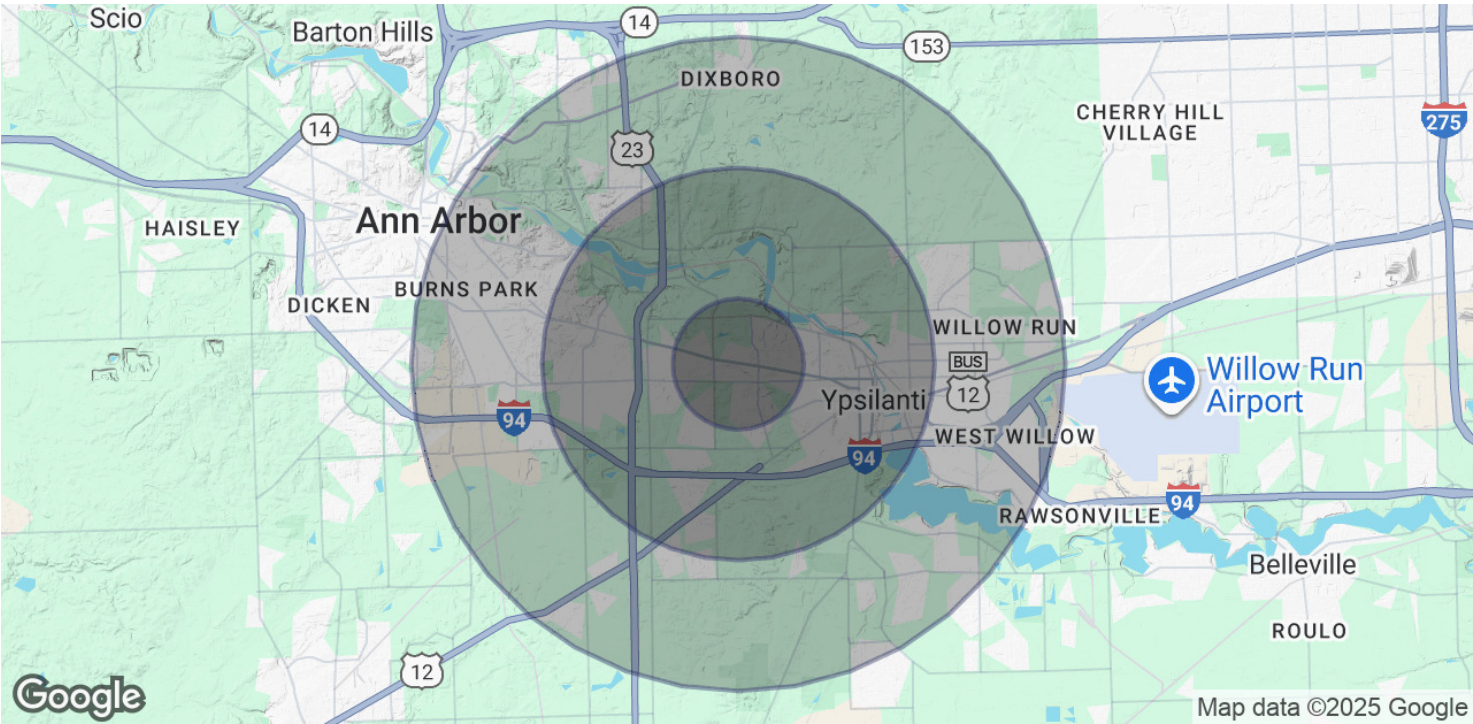
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,724	63,786	170,651
Average Age	37	38	36
Average Age (Male)	36	37	35
Average Age (Female)	38	38	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,077	28,198	69,229
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$80,181	\$92,960	\$101,479
Average House Value	\$254,035	\$334,115	\$385,933

Demographics data derived from AlphaMap

**Building
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