

AVAILABLE

OFFICE

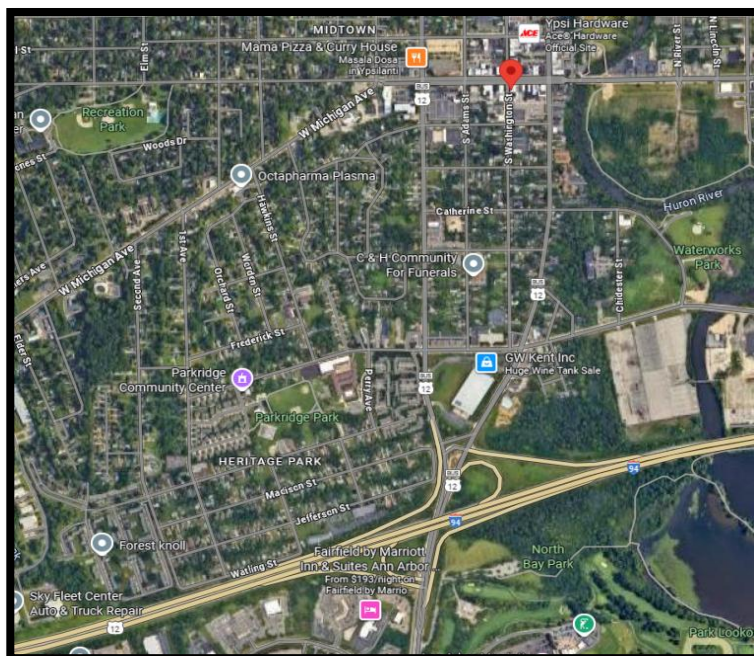
133 W Michigan Ave
YPSILANTI, MI 48197

100 to 4,500 Square Feet



PROPERTY FEATURES

- Downtown Ypsilanti
- Adjacent to Public Parking Lot
- Bank Vaults and High Ceilings
- Zoned C (City Center)
- Many Possible Uses
- Suites from 100 SF to 4,500 SF Available



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BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	16,000 SF	Total Available Sq. Ft.:	4,500 SF	Class:	C
Typical Floor Plate:	8,000 SF	Min / Max Cont. Sq. Ft.:	100 SF / 4,500 SF	No. of Floors:	2 + Basement

PROPERTY INFORMATION

Zoning:	N/A	Parking:	N/A
Exterior Construction:	N/A	Power:	N/A
Structural System:	N/A	Security Systems:	N/A
Roof:	N/A	Restrooms:	N/A
Floors / Covering:	N/A	Sprinklers:	N/A
Heating:	N/A	Signage:	N/A
Air-Conditioning:	N/A	Delivery Area:	N/A
Ceiling Height:	N/A	Date Available:	N/A
Year Built:	N/A	Acreage:	N/A

OCCUPANCY

PRICING INFORMATION

Lease Rate:	Negotiable	Rentable/Usable:	N/A	Impr Allowance:	N/A
Lease Term:	Flexible	Total Taxes:	N/A	Deposit:	N/A
Options:	N/A	Parcel #:	N/A		
Tenant Responsibility:	N/A				

Comments: Step into a piece of Ypsilanti's history and be part of its future. The Ypsilanti National Building; a landmark property in the heart of downtown. A proud reminder of the city's rich architectural and entrepreneurial legacy. Now under new ownership and management, this iconic building is entering a new chapter. Join the next generation of businesses shaping Ypsilanti's downtown renaissance.

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INTERIOR PHOTOS



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Subdivision II: Center (C)

Sec. 122-445. Purpose.

These are mixed-use areas with historic buildings. These are the places where people shop, go to school, live, come to work, visit, drop by City Hall, eat, gather and have fun. They host events that bring thousands of visitors each year and bring the City together as a community. The intent of the zoning district is preserve the urban form, walkable nature and vibrant mix of uses in these areas.

Sec. 122-446. Permissible Uses.

In the Center district, no uses shall be permitted except the following.

<i>P=Principal, A=Accessory, S=Special Land Use</i>			
USES	C	NOTES	SPECIFIC REGULATIONS
RESIDENTIAL			
Single-family attached dwellings	P		In "Townhome" building type only
Multiple Family Dwellings	P		In "Apartment Building" building type only
Apartments located above ground floor of permitted nonresidential uses	P		
Home Occupation	A		Section 122-531
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES			
Museums & libraries	P		
Parks	P		
Public Art	A		
Indoor recreation	P		
Performance venues/theaters	P		
Municipal, county, regional & state service uses	P	Only subject to State regulations regarding location and construction.	Section 122-542
Post-secondary educational institutions (public & private)	P	Public schools are only subject to State regulations regarding location and construction.	Section 122-553
INFRASTRUCTURE			
Essential Services	P		Section 122-524
Communication Devices	A		Article V, Division 3
Alternative Energy	A		Section 122-513
Public & Private Transportation Passenger Terminals	S		Section 122-548
SERVICES			
Business and professional offices and services	P		
Financial services, including banks	P		No drive through or drive-in facilities are permitted in C.
Personal service establishments	P		
Body Art Facilities	P		

USES	C	NOTES	SPECIFIC REGULATIONS
Printing services, including but not limited to: publishing, engraving, photo development, lithographing, silk screening and three-dimensional printing	S		
Hotels & motels	P		
Child Care Centers	P		Section 122-521
Laundromats and dry cleaners	P		No dry cleaning on premises.
Medical or dental clinics	P		
Catering services	A		
Self-storage	S		Section 122-554
COMMERCIAL			
Retail stores	P		
Resale stores	P		
Arts & crafts studios	P		
Food stores, excluding sale of alcohol	P		
Food stores less than 15,000 square feet, with sale of alcohol	S		
Food stores greater than 15,000 square feet, with sale of alcohol	P		
Farmers' market and other open-air markets	P		
Auction houses	P		Section 122-514
Designated consumption establishment	S		Section 122-522
Marihuana retailers and/or provisioning centers	P		Section 122-538
RESTAURANTS			
Carry-out and/or delivery restaurant	P		
Café or coffee shop	P		
Sit-down	P		
Bar/Lounge	P		
Tasting room and/or restaurant	A		Carry-out sales allowed with proper licenses.
Outdoor cafes	A		Section 122-547
Fast Food	P		No drive through or drive-in facilities are permitted in C.
RESEARCH			
Limited research and development	S		Section 122-552
AUTO-ORIENTED			
Parking lot	S	Permitted as an accessory use without special use permit.	Section 122-519
Parking Garage	S		Section 122-518
Automobile Share Parking	A		
Autonomous vehicle rideshare	A		

<i>P=Principal, A=Accessory, S=Special Land Use</i>			
USES	C	NOTES	SPECIFIC REGULATIONS
Electric mobility charging stations	A		
Indoor vehicle storage	A		
Vehicle technological service	A		
PRODUCTION, MANUFACTURING & DISTRIBUTION			
Microbrewer/ small distiller /small wine maker	P		Carry-out sales allowed with proper licenses.
Marihuana microbusiness	S		Section 122-537
TEMPORARY USES			
Mobile Food Establishments	P		Section 122-335
PERFORMANCE OR STRUCTURES REQUIRING SPECIAL LAND USE			
Operation between 2 a.m. and 6 a.m. during any 24-hour period	P		
Sale of alcoholic beverages for consumption off the premises, not otherwise specified above.	S		

Sec. 122-447. Non-use and dimensional requirements for site improvements not regulated by building type.

<i>For most non-use and dimensional requirements, see Subdivision V of this Division.</i>			
<i>Also subject to Article VI</i>			
(a) Outdoor Lighting			
See Section 122-609			
(b) Fences			
Front Yard & Street Side Yard	Not permitted, except for off-street parking screening or otherwise permitted by Planning Commission	<ul style="list-style-type: none"> • Opacity is measured by the observation of any two (2) square yard area of fence between one (1) foot above the ground level and the top of the fence. The observation is from a direction perpendicular to the place of the fence. • Subject to §122-635 • Subject to §122-675 	
Side & Rear Yards	6' height max, no opacity restriction		
(c) Detached Accessory Buildings			
No more than two detached accessory buildings are permitted per parcel.			
(d) SIGNS			
(1) Residential Uses			
Freestanding Signs (temporary)	Maximum Area	10 sf	Permit not required
	Maximum height	3 feet	
	All setbacks	0 feet Subject to §122-675	
Freestanding signs (permanent)	not permitted		N/A