

# AVAILABLE

COMMERCIAL / RETAIL

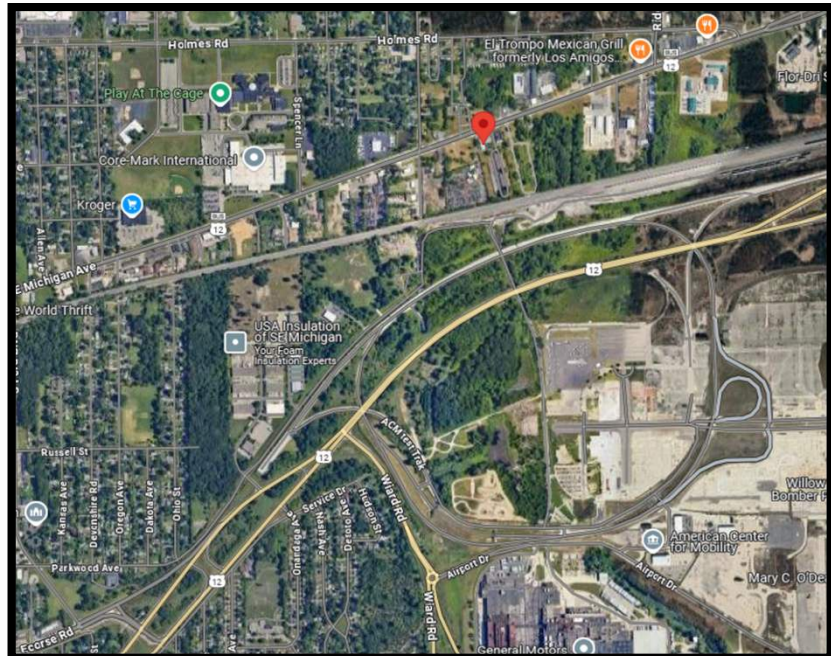
2502 E Michigan Ave  
YPSILANTI, MI 48198

10, 849 Square Feet  
COMMERCIAL / RETAIL



## PROPERTY FEATURES

- 5,400 SF – 11,000 SF Available
- Zoned RC (Regional Corridor) Type B
- Use Groups 2,3,4 Permitted
- 1 Overhead Door
- 20 Parking Spaces



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— REAL ESTATE

**734.602.5700**  
**Listings@GoBeal.com**

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### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b>	N/A	<b>Total Available Sq. Ft.:</b>	10,849 SF	<b>Class:</b>	N/A
<b>Typical Floor Plate:</b>	N/A	<b>Min / Max Cont. Sq. Ft.:</b>	5,400/ 10,849 SF	<b>No. of Floors:</b>	N/A

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### PROPERTY INFORMATION

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

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### OCCUPANCY

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### PRICING INFORMATION

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

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**Comments** Now available for lease is a highly versatile and spacious commercial property located at 2502 E Michigan Ave, offered at just \$9 per square foot. This well-positioned building is zoned RC, making it suitable for a wide range of commercial uses including auto services, warehouse, showroom, light industrial, or retail operations. The interior boasts a wide-open floor plan with ample square footage and flexibility for custom build outs, giving you the freedom to tailor the space to meet the exact needs of your business..



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## INTERIOR PHOTO



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Sec. 506. - Town center:

1. *Authorized Use Groups:*

- A. Authorized uses are categorized by use groups. Use groups generally contain similar types of uses in terms of function, character, and intensity.
- B. Use groups are designated in locations within each district based on the regulating plan. Use groups are classified in the following manner:
  - (1) Permitted Use Groups: These use groups are permitted as of right in the locations specified.
  - (2) Special Use Groups: These use groups are permitted after review and approval by the Planning Commission, in accordance with the procedures set forth in Article 10 and the standards in this ordinance.
  - (3) Prohibited Use Groups: These use groups not indicated as permitted are prohibited in the locations specified.
  - (4) Uses permitted in all locations include public parks and essential public services.
  - (5) Similar Uses: If a use is not listed but is similar to other uses within a use group, the Zoning Administrator may make the interpretation that the use is similar to other uses within a use group.  
 The Zoning Administrator may also make the determination whether the use is permitted as of right, permitted in upper stories only, or permitted as a special land use. The Zoning Administrator may obtain a recommendation from the Planning Commission as to whether or not the proposed use is similar to a use permitted as of right, permitted in upper stories only, or permitted as a special use.

2. *Use Groups by Category-Town Center:*

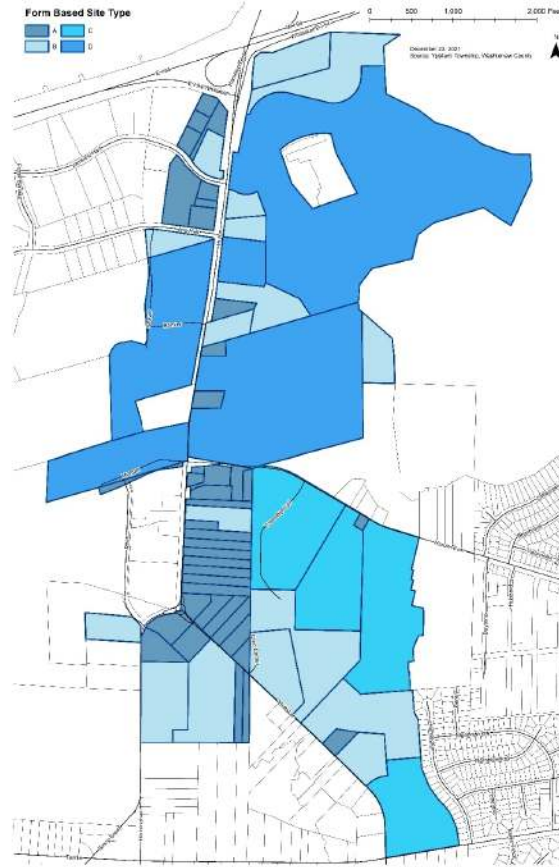
<b>Town Center Corridors</b>
<b>Use Group 1</b>
<b>Residential Uses:</b>
One-Family detached and attached dwellings, subject to regulations in <a href="#">Section 1101</a> .
Two-Family dwellings.
<b>Use Group 2</b>
<b>Misc. Residential/Related Uses:</b>
Mixed-use. Any combination of uses located in group 1, 2 or 3, that is mixed vertically in a building or horizontal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in <a href="#">Section 1155</a> .
Bed and Breakfast operations, subject to regulations in <a href="#">Section 1107</a> .
<b>Use Group 3</b>
<b>Office/Institutional:</b>
Civic Buildings.
Professional and medical office.
Primary/secondary schools (private).
Publicly owned/operated office and service facilities.
Place of worship.
Veterinary clinics or hospitals, subject to regulations in <a href="#">Section 1116</a> or <a href="#">Section 1117</a> , as applicable.
<b>Use Group 4</b>
<b>Retail, Entertainment, and Service Uses:</b>
Financial institutions without a drive-through.

General retail.
Food use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.
<b>Use Group 5</b>
<b>Misc. Uses:</b>
Commercial kennels/pet day care, subject to regulations in <a href="#">Section 1161</a> .
Retail over 10,000 sq./ft.
Technology centers/office research/data center.
Senior assisted/independent living, subject to regulations in <a href="#">Section 1160</a> .
Group day care homes, subject to regulations in <a href="#">Section 1155</a> .
Lodging, subject to regulations in <a href="#">Section 1122</a> , <a href="#">Section 1123</a> , or <a href="#">Section 1124</a> , as applicable.
Fitness, gymnastics, and exercise centers.
Theatres and places of assembly.
Light Industrial/Warehousing.
Research and development.
Indoor commercial recreational facilities, subject to regulations in <a href="#">Section 1135</a> .
<b>Use Group 6</b>
<b>Automotive Uses:</b>
Drive-through use, subject to regulations in <a href="#">Section 1118</a> .

A. Uses are subject to Specific Use Standard set forth in Article 11 when applicable.

3. *Town Center:*

A. Town Center Form Based Code District Regulating Plan:



B. Town Center Avenue Form Based Code District Regulating Plan Table:

Site Type	Building Form		Use Group-Table	
Site Type: A	Permitted Building Form	A1, A2	Permitted Use Group	1, 2, 3, 4
			Special Use Group	
Site Type: B	Permitted Building Form	A1, A2, B	Permitted Use Group	2, 3, 4
			Special Use Group	
Site Type: C	Permitted Building Form	A,2, B, C	Permitted Use Group	2, 3, 4
			Special Use Group	
Site Type: D	Permitted Building Form	B, C, D, E, and A2 as outlot development	Permitted Use Group	2, 3, 4
			Special Use Group	5, 6

(Ord. No. 2022-498, 12-23-21; Ord. No. 2023-505, 8-15-23)