

# AVAILABLE

OFFICE

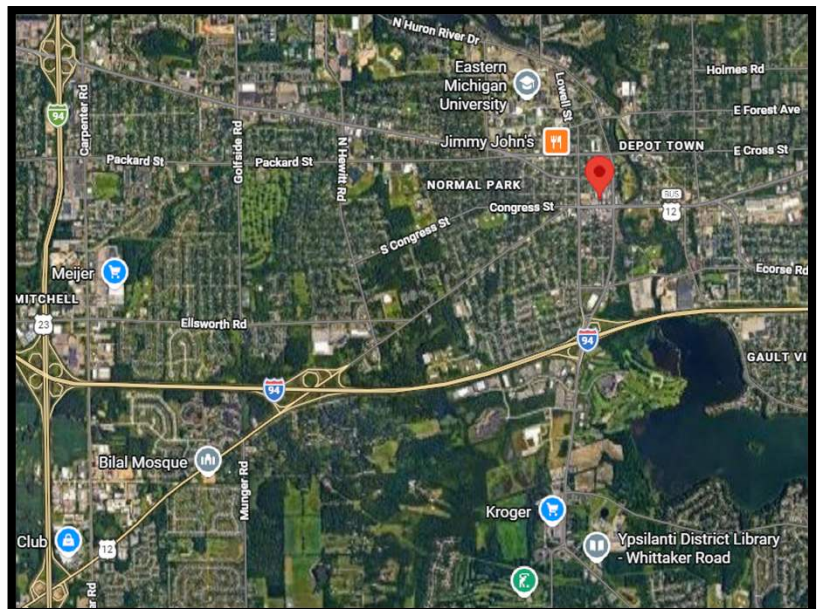
25 N Washington  
YPSILANTI, MI 48197

1,440 Square Feet



## PROPERTY FEATURES

- Zoning: C (City Center)
- Mixed-Use Office/Retail Suites
- Adjacent to Transit Center
- Centrally Located in Downtown Ypsi
- Low Nets \$2.25/SF
- Many Possible Uses



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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>	6,100 SF	<b>Total Available Sq. Ft.:</b>	2,880 SF	<b>Class:</b>	C
<b>Typical Floor Plate:</b>	3,000 SF	<b>Min / Max Cont. Sq. Ft.:</b>	1,440 / 2,880 SF	<b>No. of Floors:</b>	2

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## PROPERTY INFORMATION

<b>Zoning:</b>	C (City Center)	<b>Parking:</b>	Street
<b>Exterior Construction:</b>	Brick	<b>Power:</b>	Standard
<b>Structural System:</b>	N/A	<b>Security Systems:</b>	N/A
<b>Roof:</b>	Flat	<b>Restrooms:</b>	2
<b>Floors / Covering:</b>	Hardwood Floors	<b>Sprinklers:</b>	N/A
<b>Heating:</b>	Forced Air	<b>Signage:</b>	Window
<b>Air-Conditioning:</b>	Forced Air	<b>Delivery Area:</b>	Rear
<b>Ceiling Height:</b>	12	<b>Date Available:</b>	Immediate
<b>Year Built:</b>	1904	<b>Acreage:</b>	N/A

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**Current Tenants:** Vacant

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## PRICING INFORMATION

<b>Lease Rate:</b>	Contact Agent	<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** Office built out as salon with up to 3 private rooms and generous front lobby . Can lease upper or lower independantly. Lower level can be combined with neighboring basement for up to 3500 SF

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## INTERIOR PHOTOS



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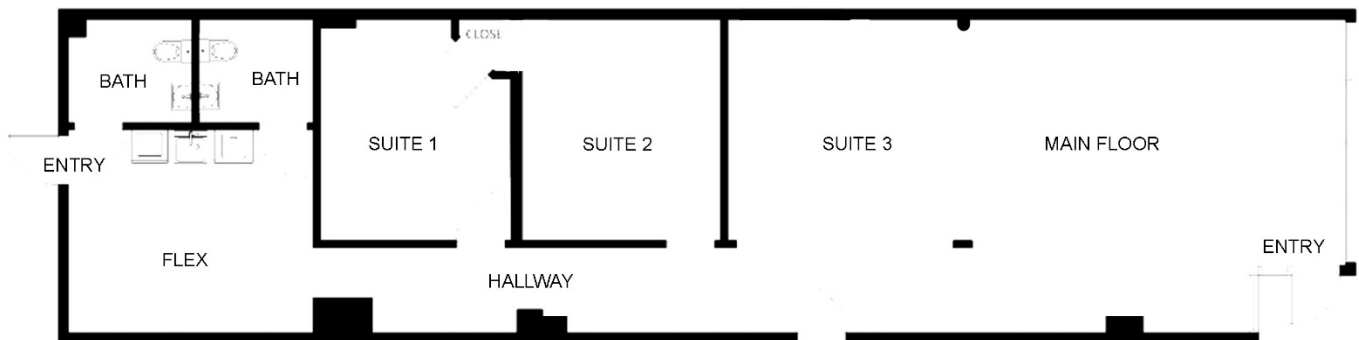
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## FLOOR PLAN

25 North Washington Street, Ypsilanti, MI, USA



SIZE AND DIMENSIONS ARE APPROXIMATE

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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
<b>RESIDENTIAL</b>			
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
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>			
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
<b>INFRASTRUCTURE</b>			
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
<b>SERVICES</b>			
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		

*P=Principal, A=Accessory, S=Special Land Use*

<b>USES</b>	<b>C</b>	<b>NOTES</b>	<b>SPECIFIC REGULATIONS</b>
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
<b>COMMERCIAL</b>			
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
<b>RESTAURANTS</b>			
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.
<b>RESEARCH</b>			
Limited research and development	S		Section 122-552
<b>AUTO-ORIENTED</b>			
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. Also subject to Article VI</i>			
<b>(a) Outdoor Lighting</b>			
See Section 122-609			
<b>(b) Fences</b>			
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"> <li>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.</li> <li>Subject to §122-635</li> <li>Subject to §122-675</li> </ul>	
Side & Rear Yards	6' height max, no opacity restriction		
<b>(c) Detached Accessory Buildings</b>			
No more than two detached accessory buildings are permitted per parcel.			
<b>(d) SIGNS</b>			
<b>(1) Residential Uses</b>			
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