



For Sale

Investment Availability • Property Highlights

1645 Washtenaw Ave. | Ypsilanti, MI

- Prime Location: Freestanding Gas Station and Car Wash with High Visibility on a Major Thoroughfare
- Traffic: Over 20,000 Cars Pass by Daily
- Lot Size: 0.85 acres with Multiple Access Points from Prominent Streets
- Features: 8 Modern Pumps, a 1,032 SF Convenience Store, and a 5,160 SF Self-Serve Car Wash with 6 Bays
- Opportunity Zone: Strategic Positioning for Investment Benefits
- Nearby Amenities: Close to Eastern Michigan University, Trinity Health Ann Arbor, Washtenaw Community College, Shopping Centers, and Businesses
- Offered at: \$1,500,000 Dollars
- Confidentiality: Inquire for Further Details with a Signed Agreement



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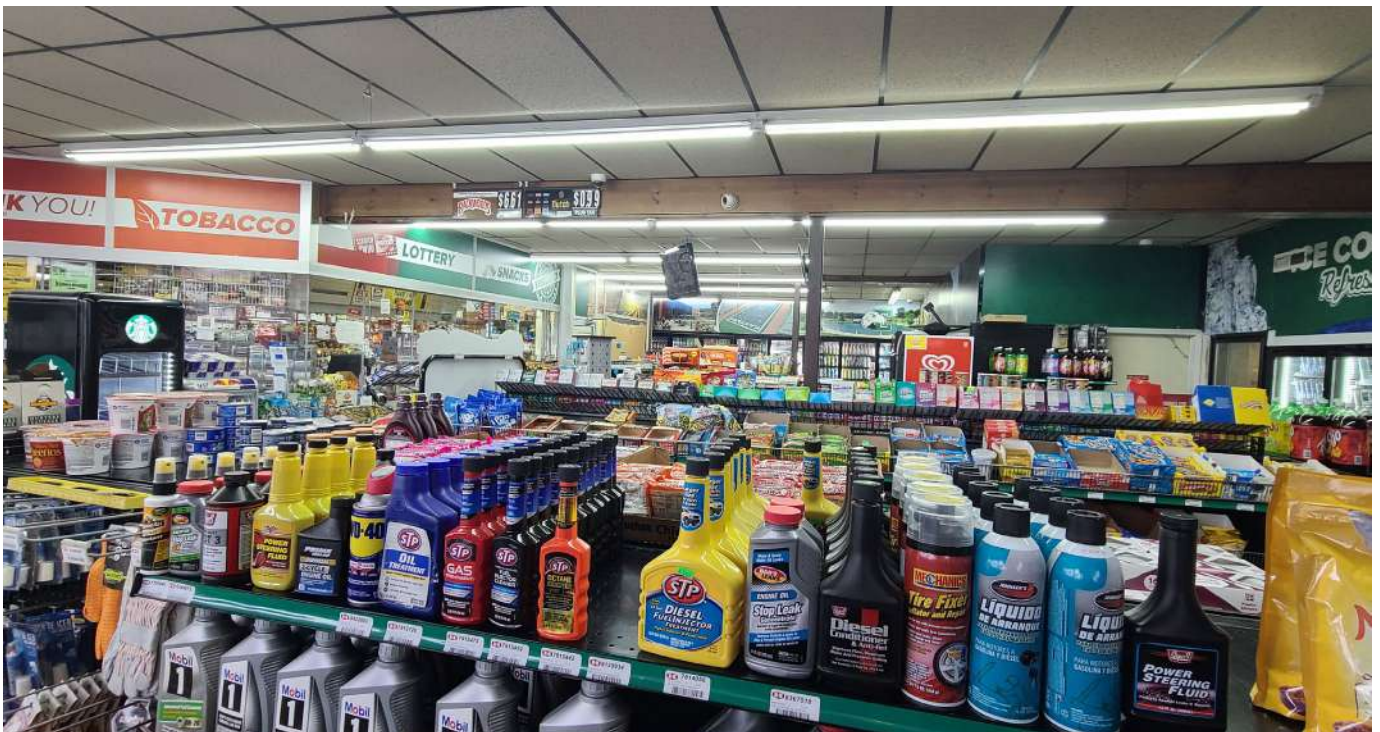




Property Photos



Property Photos

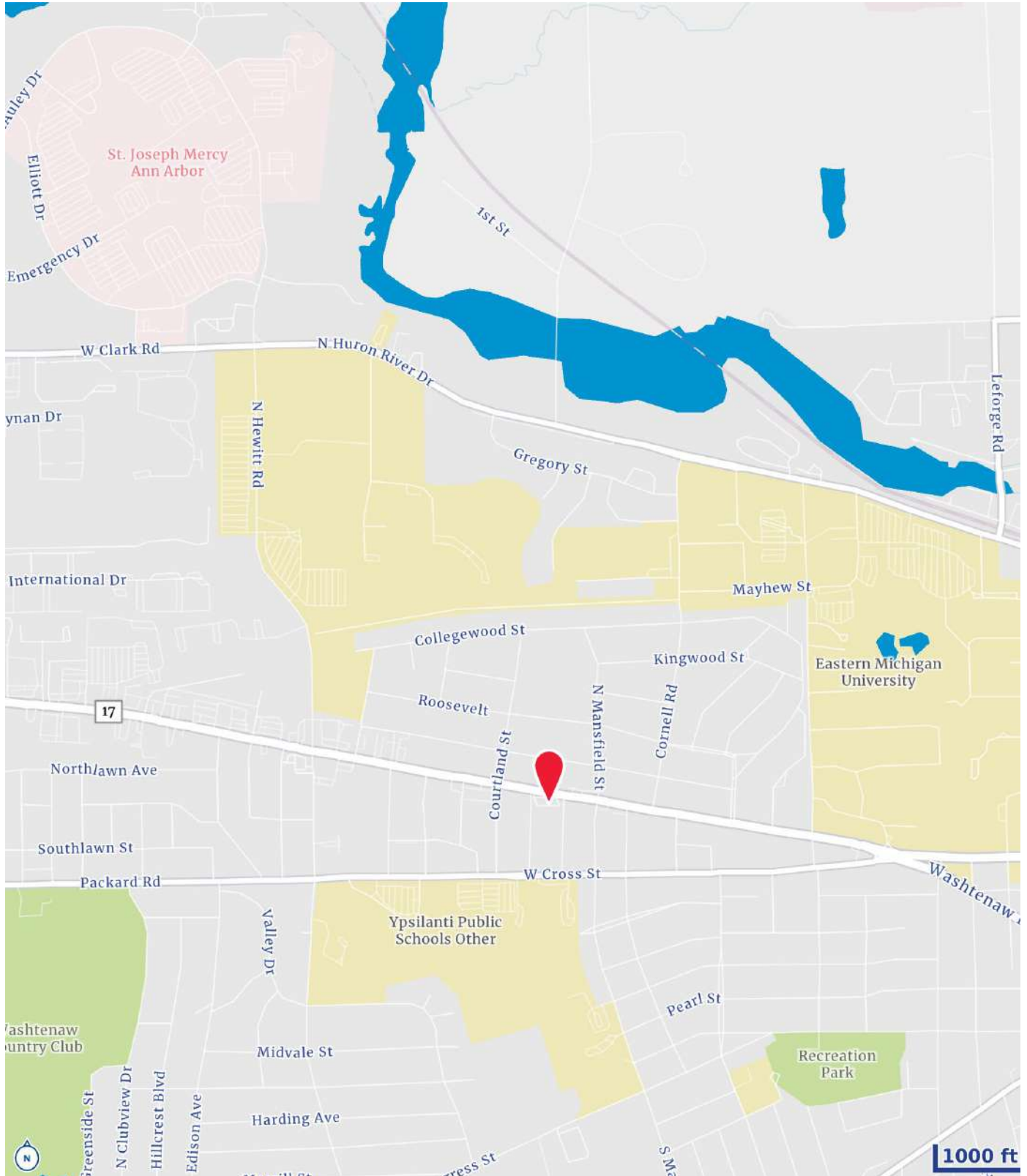




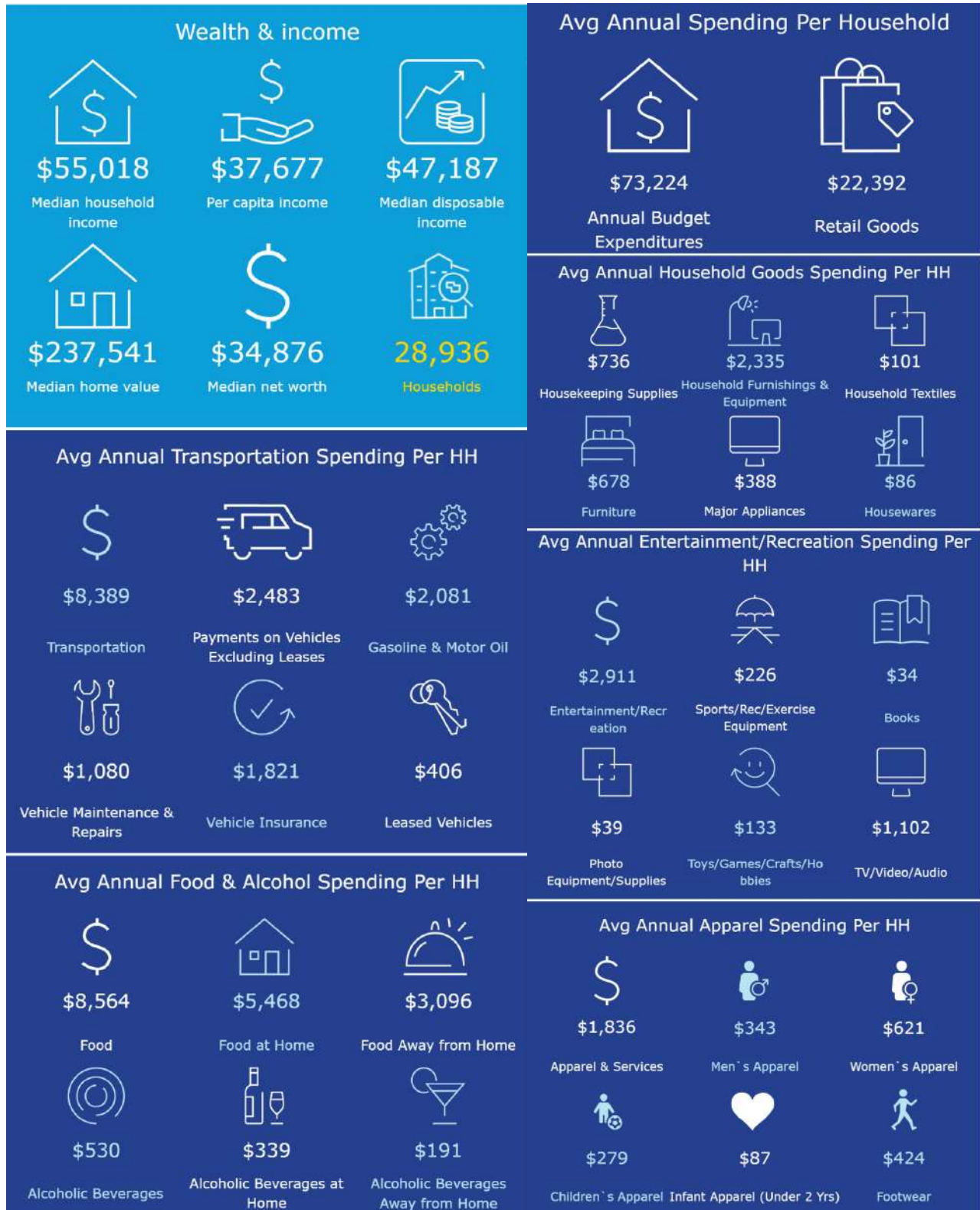
Property Photos



Location



Consumer Expenditures – 3 Mile Radius



Aerial



We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



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