EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

DEWEY AVENUE APARTMENTS

935-939 Dewey Ave, Ann Arbor, MI 48104



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

JAMES PORTH

Partner

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OFFERING SUMMARY: 935-939 Dewey Ave | Ann Arbor, MI 48104



PROPERTY OVERVIEW

Dewey Avenue Apartments is a well-located 12-unit apartment building in the heart of Ann Arbor. Situated near Michigan Stadium and the University of Michigan campus, the property benefits from strong demand for student and residential housing.

OFFERING SUMMARY

Sale Price:	$2,500,000
Building Size:	10,992 SF
Number of Units:	12
Price / SF:	$227.44
Year Built:	1967
Zoning:	R4C

PROPERTY HIGHLIGHTS

- Rare small apartment building available in Ann Arbor
- Great Parking
- Near Athletic Facilities
- 10 two-bedroom units and 2 one-bedroom units
- Below market rent could be increased with upgrades



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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 935-939 Dewey Ave | Ann Arbor, MI 48104

BUILDING INFORMATION

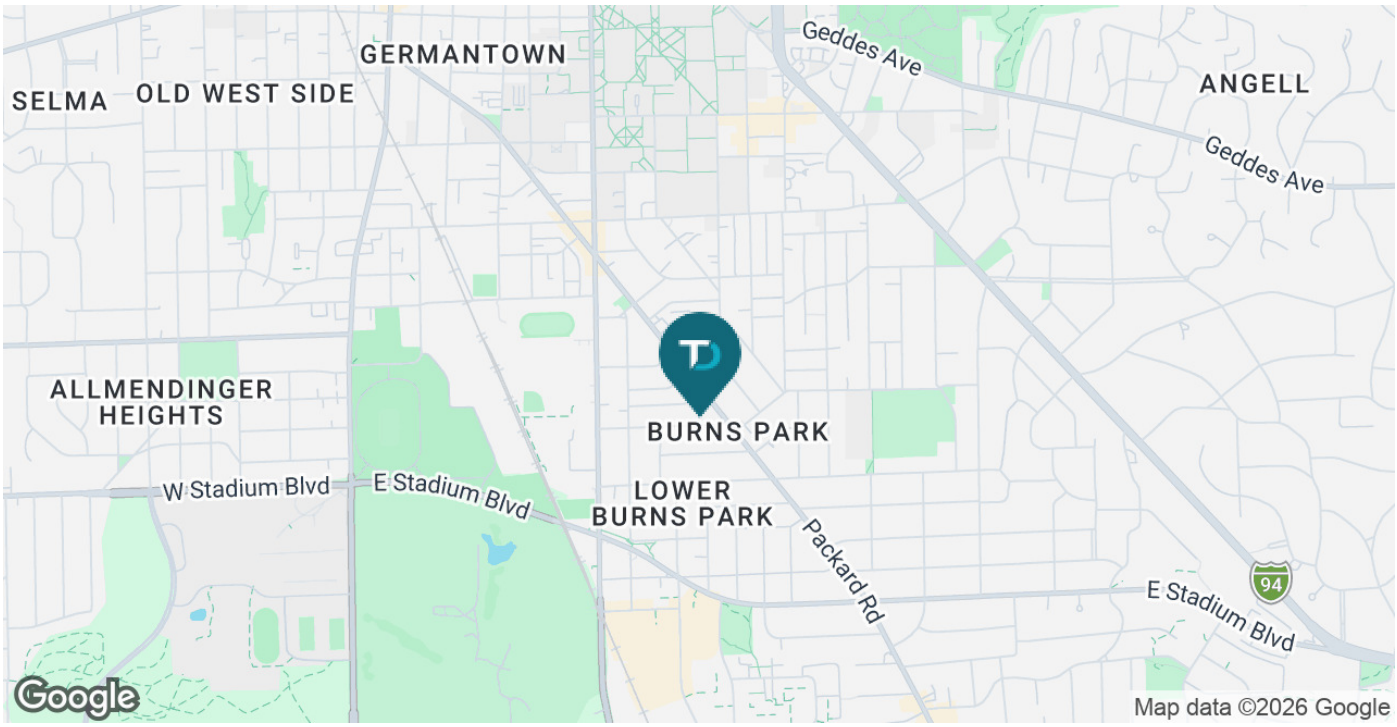
Price/SF:	$227.44
Building Size:	10,992 SF
Year Built:	1967
Number of Floors:	3
Utilities:	City sanitary and sewer
Parking Spaces:	15

PROPERTY INFORMATION

Lot Size:	0.257 Acres
Property Type:	Multifamily
Property Subtype:	Mid-Rise
Taxes:	Winter: **$11,702.00** **Summer: $41,558.00**
Zoning	R4C
Traffic Count:	S. State St & Dewey Ave 11,2 (Costar, 2026)
School District:	Ann Arbor Schools
Legal Description:	LOTS 41 AND 43 C H CADYS SUB
APN:	09-09-33-215-043

LOCATION INFORMATION

Located on Dewey Street between Packard and State Streets.



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RENT ROLL: 935-939 Dewey Ave | Ann Arbor, MI 48104

RENT ROLL 2026

UNIT	BEDROOMS	BATHROOMS	RENT	LEASE END
101	2	1	$1,740.00	8/31/2027
102	2	1	$1,760.00	8/31/2027
201	2	1	$1,760.00	8/31/2027
202	2	1	$1,750.00	8/31/2027
203	2	1		
204	1	1	$1,390.00	8/31/2027
205	2	1	$1,740.00	8/31/2027
301	2	1		
302	2	1	$1,700.00	8/31/2027
303	2	1		
304	1	1	$1,400.00	8/31/2027
305	2	1		
TOTALS	**22**	**12**	**$13,240.00**	

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INCOME & EXPENSES: 935-939 Dewey Ave | Ann Arbor, MI 48104

2025 INCOME & EXPENSES

Income Summary

Annual Rent Income	$	170,880.00
Tenant Fees and Charges	$	680.00
Gross Income	$	171,560.00

Expenses Summary

Insurance	$	8,220.00
Taxes	$	52,021.00
Turn Over Expense	$	1,600.00
Utilities	$	5,680.00
Legal/Professional Fees	$	880.00
Repairs	$	7,280.00
Cleaning/Maintenance	$	6,150.00
Operating Expenses	$	81,831.00

Net Operating Income	$	89,729.00

***DISCLAIMER: All financial numbers projections, and property details are unverified estimates requiring independent buyer due diligence.**

EXTERIOR PHOTOS: 935-939 Dewey Ave | Ann Arbor, MI 48104







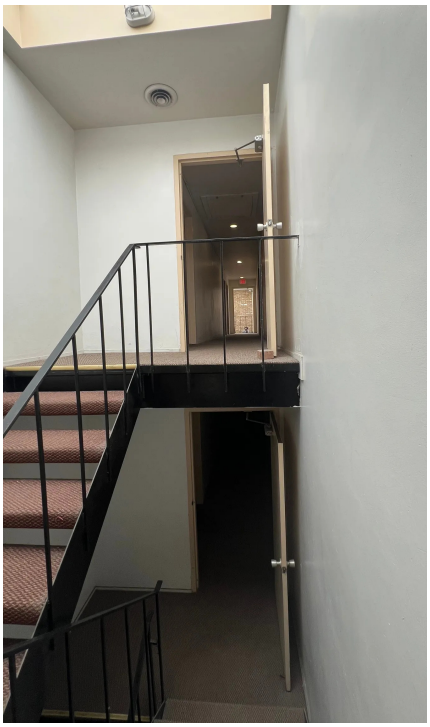






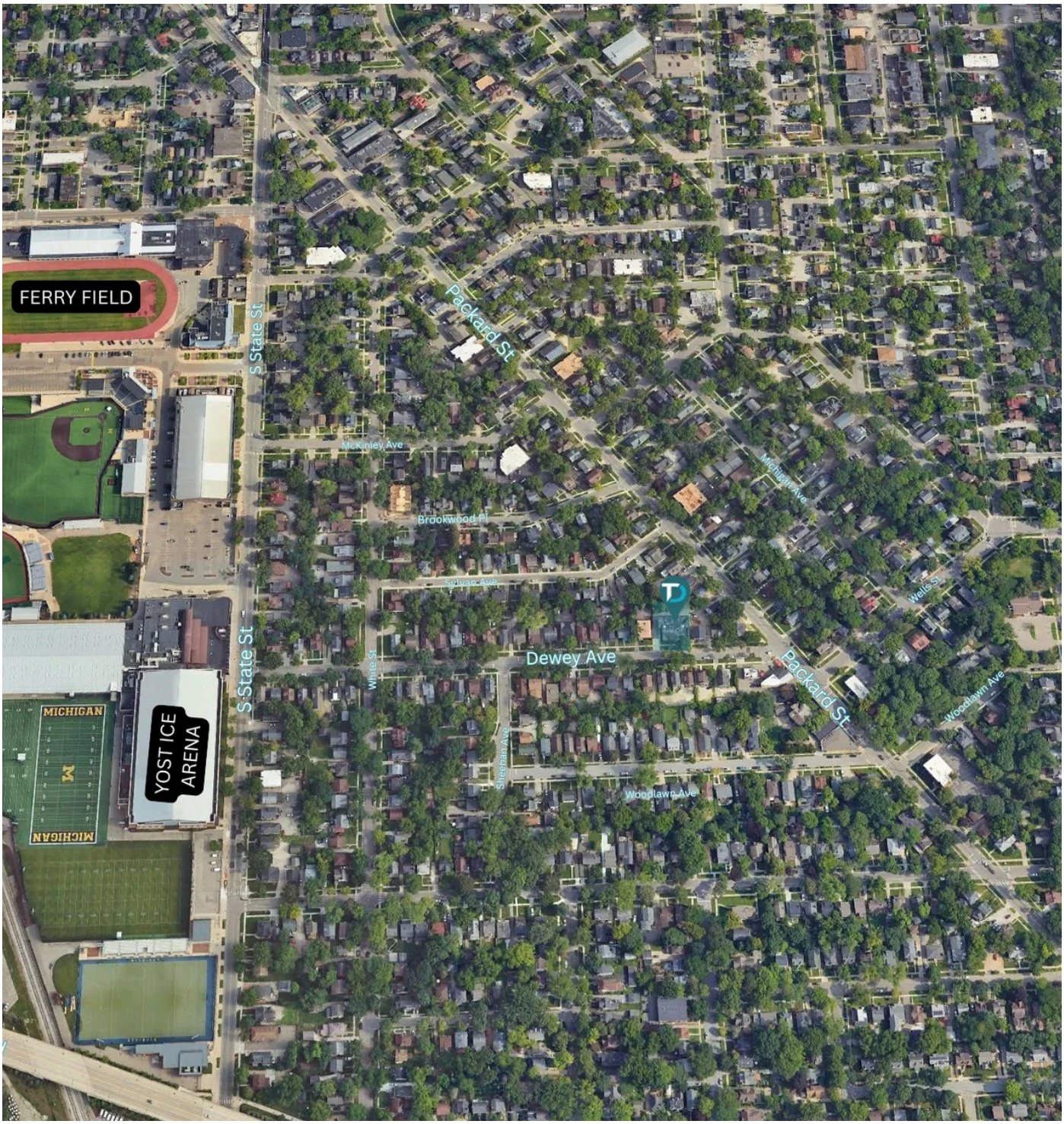
INTERIOR PHOTOS: 935-939 Dewey Ave | Ann Arbor, MI 48104





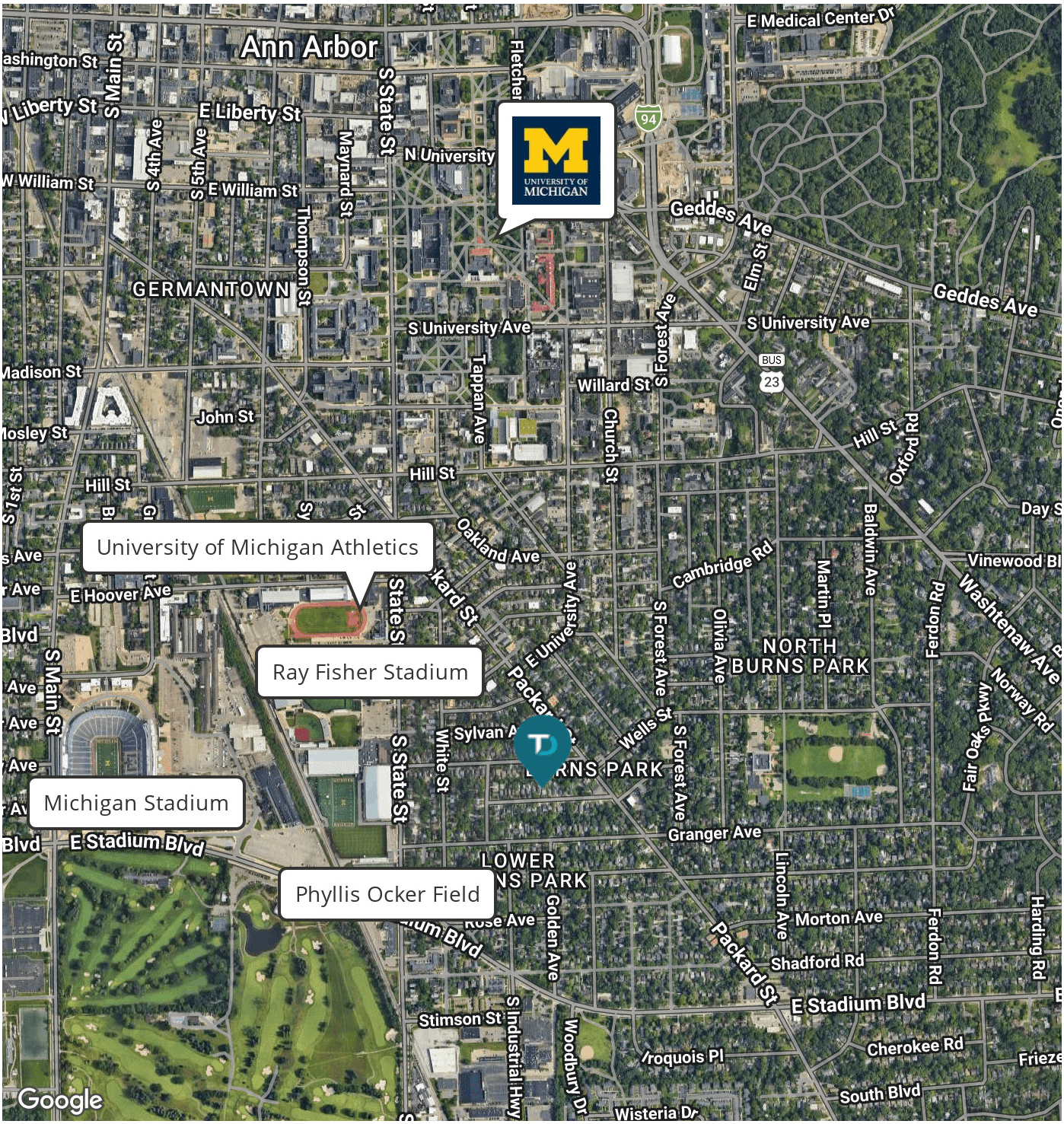
AERIAL: 935-939 Dewey Ave | Ann Arbor, MI 48104



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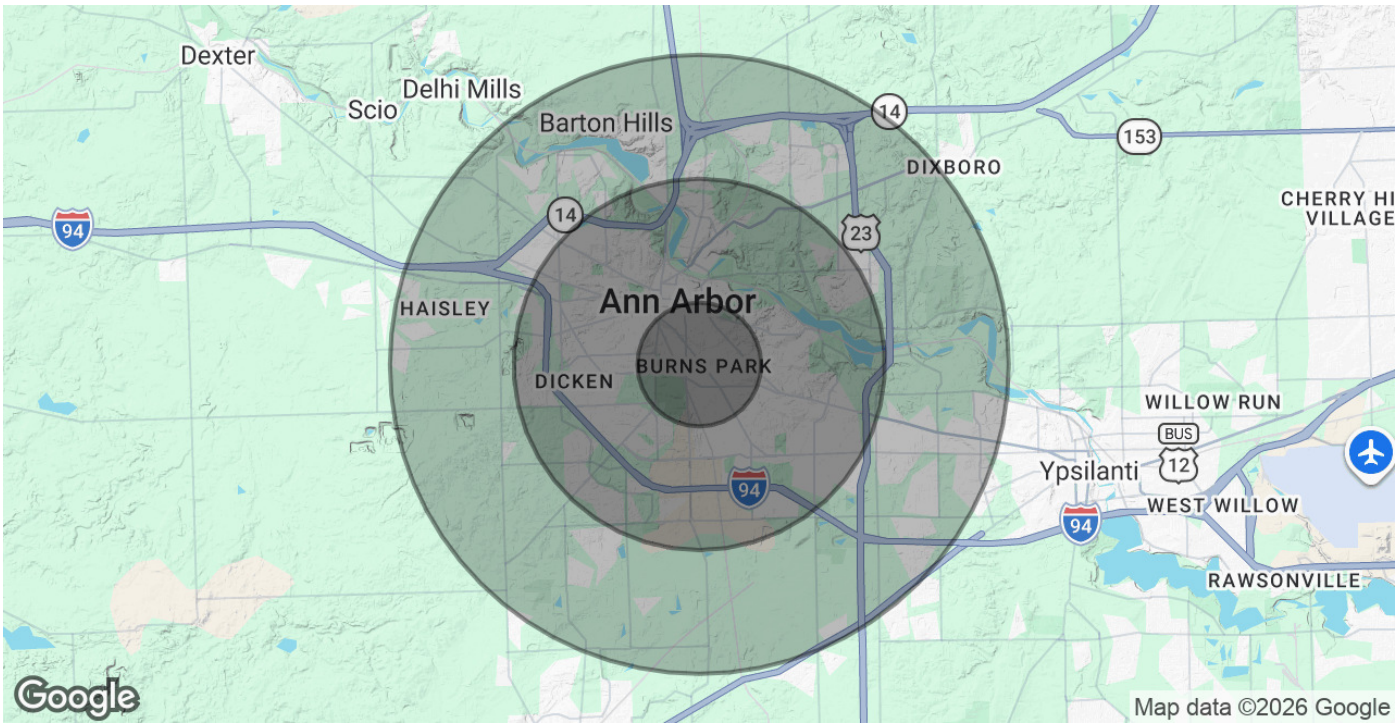
RETAILER MAP: 935-939 Dewey Ave | Ann Arbor, MI 48104



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DEMOGRAPHICS MAP & REPORT: 935-939 Dewey Ave | Ann Arbor, MI 48104



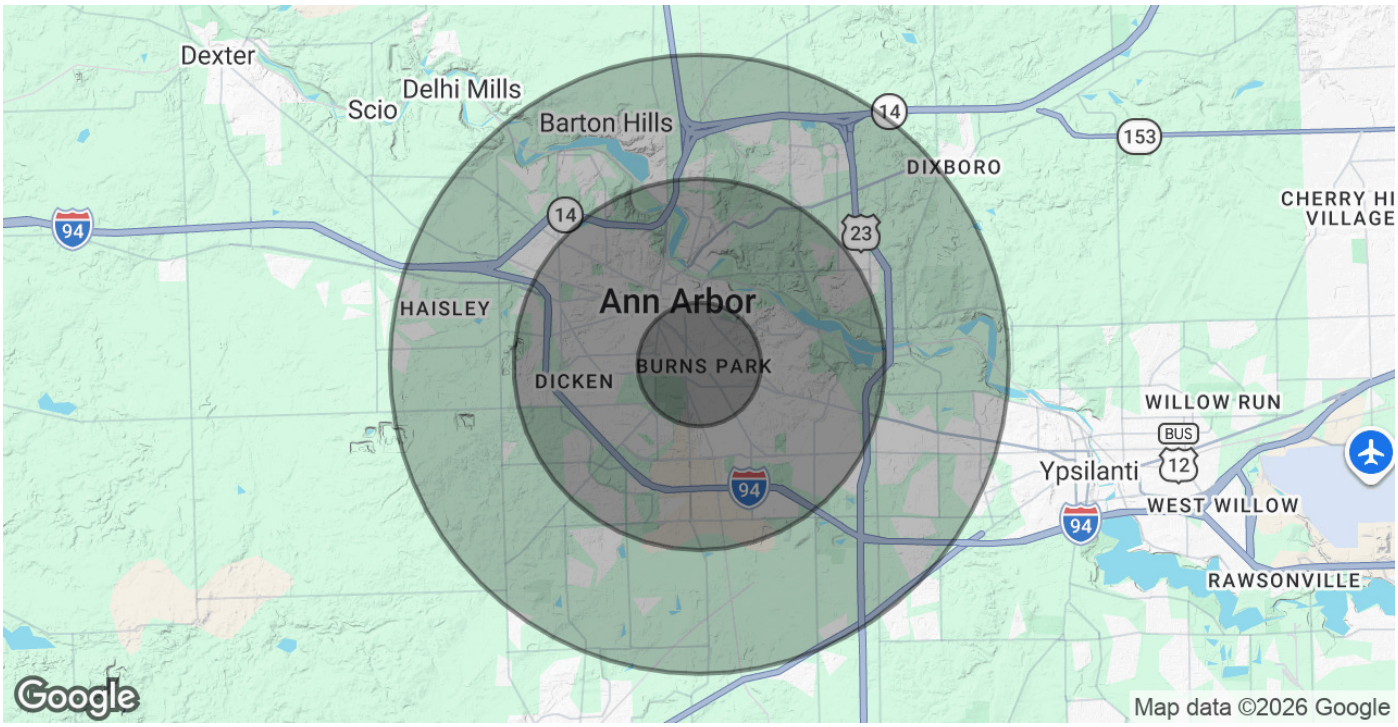
POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	27,177	110,886	169,885
Average Age	25.8	33.3	35.6
Average Age (Male)	26.2	32.8	34.7
Average Age (Female)	25.2	34.1	36.7

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	9,373	45,402	71,728
# of Persons per HH	2.9	2.4	2.4
Average HH Income	$102,729	$120,047	$127,678
Average House Value	$585,431	$474,504	$468,405

2023 American Community Survey (ACS)

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