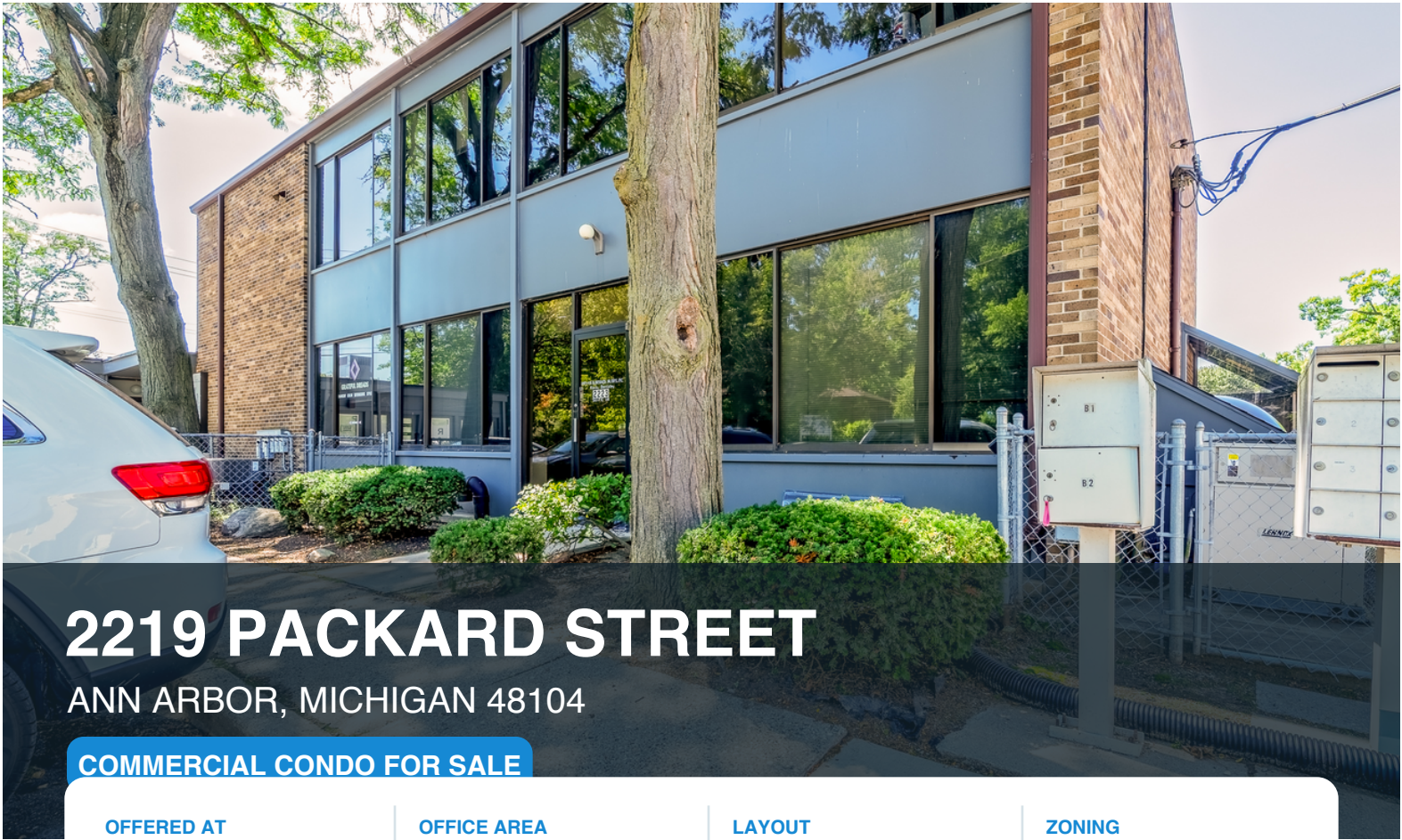




2219 PACKARD STREET

ANN ARBOR, MICHIGAN 48104

COMMERCIAL CONDO FOR SALE

OFFERED AT

\$200,000

OFFICE AREA

879 SQ FT

LAYOUT

1 STORY

ZONING

O OFFICE

A VERSATILE PROFESSIONAL SUITE

Position your business in Ann Arbor's established Eastover Professional Center. Formerly home to a successful dental practice, this vacant commercial condominium offers a functional reception area, multiple private rooms, an open work area, cabinetry and sinks - with flexibility for medical, dental, office, consulting, financial-services or other permitted professional uses.

PROPERTY HIGHLIGHTS

- Convenient Packard Road location south of Stadium Boulevard
- Existing clinical-style infrastructure may reduce build-out needs
- Accessible approach with ramp and outside lighting
- Forced-air heat and central air; public water and sanitary sewer
- Vacant and available for an owner-user or investor
- Parking-lot assessment paid in full by seller

OWNERSHIP AT A GLANCE

PROPERTY TYPE	Commercial condominium
CURRENT USE	Medical / dental
BUILDING YEAR	1954
FOUNDATION	Slab
EXTERIOR / ROOF	Brick / rubber
ASSOCIATION DUES	\$700 per month
DUES INCLUDE	Gas, water, sewer, building maintenance, snow and grounds
MLS NUMBER	20261068979

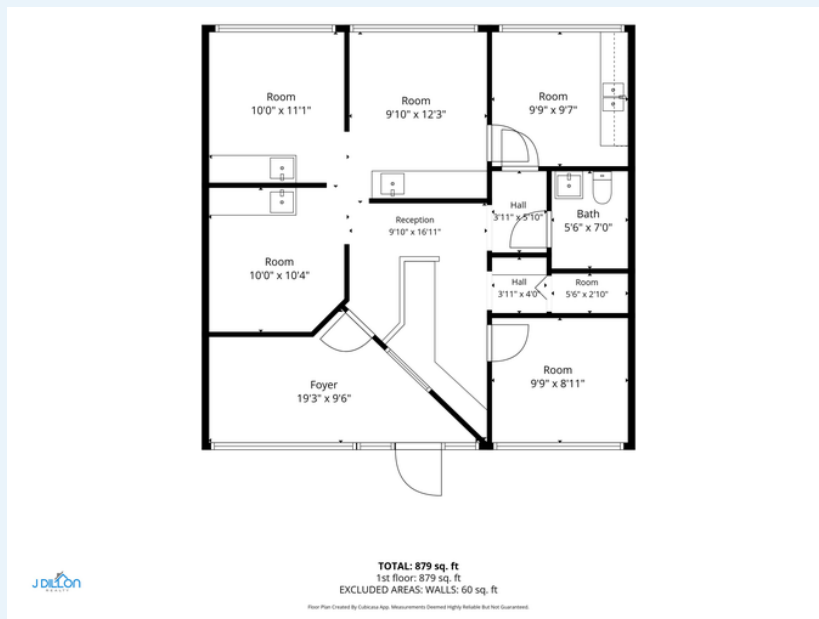


JOSHUA DILLON
734.777.4448
J Dillon Realty



MEASURED FLOOR PLAN

879 SQ FT



CENTRAL ANN ARBOR LOCATION

SCHEDULE A PRIVATE TOUR

JOSHUA DILLON

734.777.4448

J Dillon Realty

Legal: Unit 14, Eastover
Professional Center Condo



DIRECT EXTERIOR ENTRY | EASTOVER PROFESSIONAL CENTER



PRIVATE OFFICE / CONSULTATION ROOM



WINDOWED OFFICE WITH ADJOINING WORK AREA

READY FOR YOUR NEXT PROFESSIONAL CHAPTER

Explore the possibilities for medical, dental, office, consulting, wellness, financial-services or another permitted professional use in this established Ann Arbor commercial condominium.

PRIVATE SHOWINGS JOSHUA DILLON

734.777.4448

J Dillon Realty

2219 Packard Street, Ann Arbor, Michigan 48104-6320

MLS#: **20261068979**
P Type: **Real Estate Only**
Status: **Active**

Area: **04092 - Ann Arbor**
DOM: **N/4/4**

Short Sale: **No**
Trans Type: **Sale**
ERTS/FS

LP: **\$200,000**
OLP: **\$200,000**



Location Information

County: **Washtenaw**
City: **Ann Arbor**
Mailing City: **Ann Arbor**
School Dist: **Ann Arbor**
Location: **Packard S. of Stadium**
Directions: **Packard S. of Stadium**

Side of Str: **N**

Lot Information

Acres: **0.00**
Rd/Wtr Frt Ft: **/**
Lot Dim: **irregular**

General Information

Year Blt/Rmd: **1954**
#Units/ % Lsd: **/ -%**
Loft Units:
Eff/Std Units:
1 BR Units:
2 BR Units:
3 BR Units:
4 BR Units:
Encroachments:

Business Information

Zoning: **Commercial, Multiple, Office**
Current Use: **Medical/Dental**
Bus Type: **Medical, Office**
Licenses:
Rent Incl:
Inv List: **No**
Inv Incl: **No**
APOD Avail:

Zone Conform: **Yes**
Rent Cert'd:
Restrictions:

Income and Expenses

Monthly Sales:
Annl Net Inc: **0**
Annl Gross Inc: **0**
Annl Oper Exp: **0**

Access To / Distance To

Interstate:
Railroad:
Airport:
Waterway:

Square Footage

Bldg Area Tot: **11,061** (LP/SqFt: \$18.08)
Abv Gr Tot SF: **879**
Office Sqft:
Sqft Source: **Measured**

Recent CH: **09/01/2026 : New : ->ACTV**

Listing Information

Listing Date: **09/01/2026**
Listing Exemptions:
Exclusions:
Terms Offered: **Cash, Conventional**
Access: **Appointment/LockBox**

Off Mkt Date:
Protect Period: **90**

Pending Date:
ABO Date:
Possession: **At Close**
MLS Source: **REALCOMP**
LB Location: **Front Door**

BMK Date:
Contingency Date:
Originating MLS# **20261068979**

Features

Arch Level: **1 Story**
Foundation: **Slab**
Exterior Feat:
Comm Feat: **Smoke Alarm, Circuit Breakers**
Comm Ext Feat: **Outside Lighting**
Accessibility: **Accessible Approach with Ramp**
Fencing: **Fence Not Allowed**
Wtr Htr Fuel: **Natural Gas**
Water Source: **Public (Municipal)**

Exterior: **Brick**
Foundation Mtrl:
Roof Mtrl: **Rubber**

Heating: **Forced Air**
Office Heating: **Central Air, Forced Air**
Sewer: **Sewer (Sewer-Sanitary)**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: **091204120026**
Tax Summer: **\$3,513**
SEV: **107,100.00**
Legal Desc: **UNIT 14 EASTOVER PROFESSIONAL CTR CONDO**
Subdivision: **Eastover Professional Center Condo**

Tax Winter: **\$1,020**
Taxable Value: **\$67,158.00**

Ownership: **Standard (Private)**
Oth/Sp Assmnt:
Existing Lease: **No**
Occupant: **Vacant**

Agent/Office/Contact Information

Listing Office: **J Dillon Realty**
Listing Agent: **JOSHUA A DILLON** 
Contact Name: **JOSHUA DILLON**

List Ofc Ph: **(734) 777-4448**
List Agt Ph: **(734) 777-4448**
Contact Phone: **(734) 777-4448**

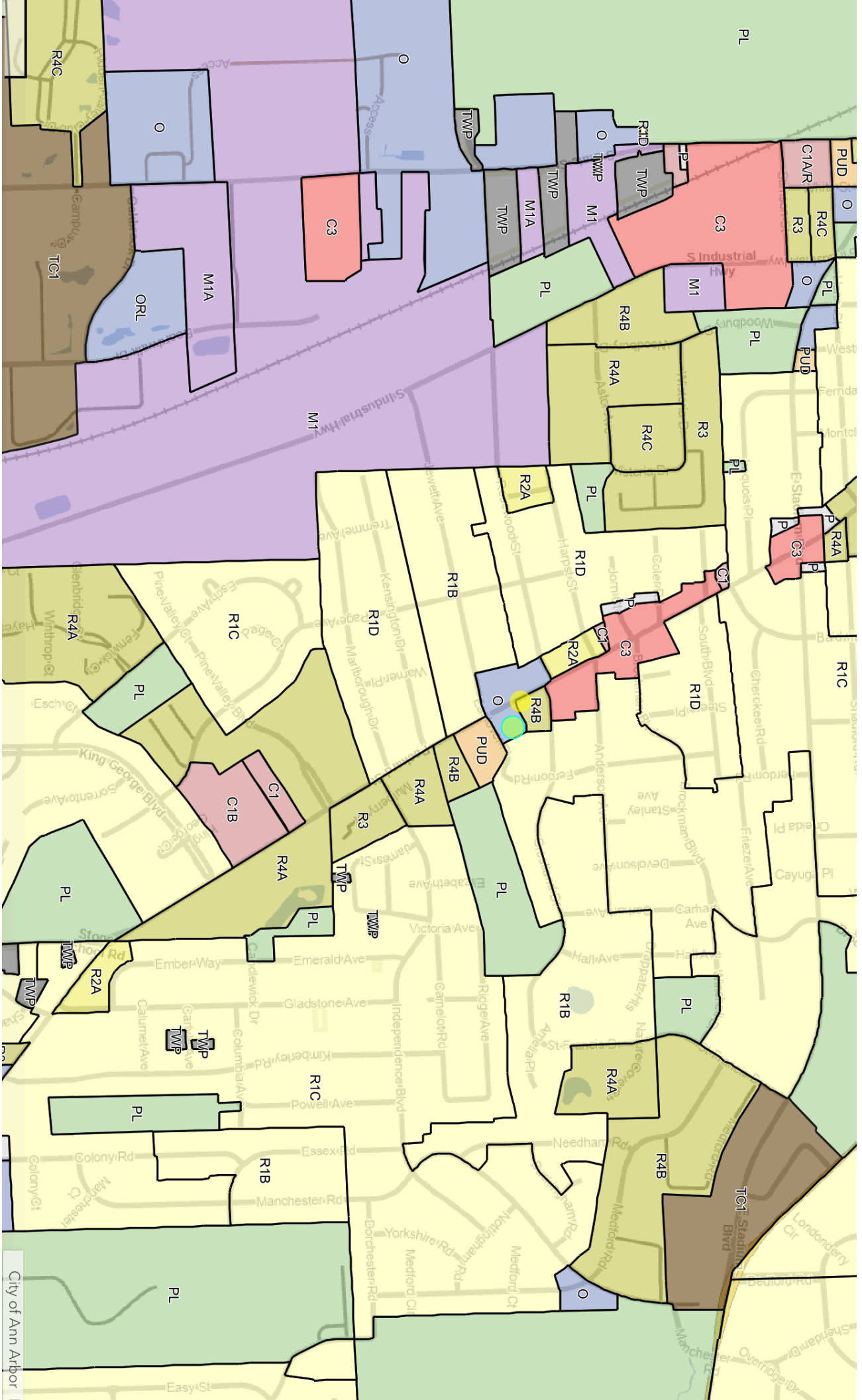
Remarks

Public Remarks: **Position your business for success in Ann Arbor's established Eastover Building. This commercial condominium suite, formerly home to a successful dental practice, offers a versatile opportunity for an owner-user or investor seeking a professional setting in a convenient Packard Road location. The existing layout may be especially well suited for another dental or medical provider, while also offering excellent potential for conversion to a traditional office, financial-services firm, consulting practice, wellness provider, or another permitted professional or business use. Its history as a dental office may be particularly appealing to providers who recognize the potential benefits of adapting an existing clinical environment rather than beginning with a completely unfinished space. Located along the Packard Road corridor, the Eastover Building offers convenient access to downtown Ann Arbor and the surrounding community. The location provides connectivity to area businesses, services, neighborhoods, and major local destinations, making it a practical option for professionals serving clients, patients, or customers throughout the Ann Arbor area. Association dues cover gas, water, sewer, building maintenance, snow removal, and grounds maintenance, helping simplify ownership and the ongoing management of several common property-related expenses. The property is located within Ann Arbor's O Office zoning district. Whether you are expanding an established practice, relocating your business, launching a new professional venture, or adding a commercial condominium to your portfolio, this suite presents an exciting opportunity in a recognized Ann Arbor office building. Buyer and buyer's agent should independently verify all property information, permitted uses, zoning compliance, potential modifications, association fees and inclusions, and review all condominium documents with the City of Ann Arbor and appropriate professionals before purchase.**

REALTOR® Remarks: **Business suite dues recently increased to \$700/ month. Seller has paid the Parking lot assessment in full and there are plans to renovate. Furnace is shared with another unit and is located in the mechanical room below. Access to be provided during inspection period only. FRONT DOOR shows Address #2223. Legal is 2219 #14.**

Notices and Disclaimers

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2. Broker commissions are not set by law and are fully negotiable.
3. The accuracy of all information transmitted herewith, regardless of source, though deemed reliable, is not guaranteed or warranted. All information should be independently verified.



2219 PACKARD ST 14

Ann Arbor, MI 48104

Parcel #09-12-04-120-026

Property Owner: BOWLES ARTHUR & GAIL



Owner and Taxpayer Information

Owner	BOWLES ARTHUR & GAIL 476 BOSTON Ypsilanti, MI 48197	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2026

Property Class	201 COMMERCIAL-IMPROVED	Unit	09 CITY OF ANN ARBOR
School District	ANN ARBOR PUBLIC SCHOOLS	Assessed Value	\$107,100
Map #	No Data to Display	Taxable Value	\$67,158
User Num Idx	3	State Equalized Value	\$107,100
User Alpha 1	241.1111	Date of Last Name Change	10/23/2001
User Alpha 3	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
SP/COMB/MD	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

Effective Date	No Data to Display	
Principal Residence Exemption	June 1st	Final
2026	0.0000%	0.0000%

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2025	\$99,800	\$99,800	\$65,393

Land Information

Zoning Code	O	Total Acres	1.444
Land Value	\$67,600	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	216 Packard (Stadium SE) Com	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No
Lot(s)	Frontage	Depth	
Lot 1	185.00 ft	340.00 ft	
Total Frontage: 185.00 ft		Average Depth: 340.00 ft	

Legal Description

UNIT 14 EASTOVER PROFESSIONAL CTR CONDO

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	<i>Not Available</i>
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	0
Date Created	<i>No Data to Display</i>	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
02/11/1992	\$1.00	OTH	PACKARD EASTOVER INV	BOWLES ARTHUR & GAIL	03-ARM'S LENGTH	2583:0711	

Building Information - 11061 sq ft Office Buildings (Commercial)

Floor Area	11,061 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Office Buildings	Class	C
Stories Above Ground	1	Average Story Height	10 ft
Basement Wall Height	12 ft	Identical Units	<i>Not Available</i>
Year Built	1954	Year Remodeled	<i>No Data to Display</i>
Percent Complete	100%	Heat	Package Heating & Cooling
Physical Percent Good	45%	Functional Percent Good	100%
Economic Percent Good	8%	Effective Age	40 yrs