

FOR SALE



CHACONAS GROUP
ANN ARBOR AREA



Retail Building

617 Packard Street, Ann Arbor, MI



Jim Chaconas
734 994 3100
jim.chaconas@colliers.com

Colliers Ann Arbor

1955 Pauline Blvd., Suite 400
Ann Arbor, MI
colliersann Arbor.com





FOR SALE

2,112 SF Retail Building

PROPERTY HIGHLIGHTS

- 2,112 SF
- Two-Story Retail Property with Useable Basement for Storage
- Recently Updated with Lots of Street Frontage, Accessibility Lift, and Restrooms
- Outstanding Location with High Foot and Auto Traffic at the Intersection of Packard Street, S State Street and Hill Street
- Near the University of Michigan Campus, New & Future Student Housing Developments and Downtown
- Opportunity for Owner-User or Future Investment Property
- Zoned CA1: Campus Business District, Neighborhood Shopping Area for the University-Oriented Population. Zoning allows for Residential Development
- **Offered at \$1,600,000**
- Adjacent Investment Properties Available:
 - 810 S State St: \$700,000
 - 812 S State St: \$1,945,000



CHACONAS GROUP
ANN ARBOR AREA



Legend

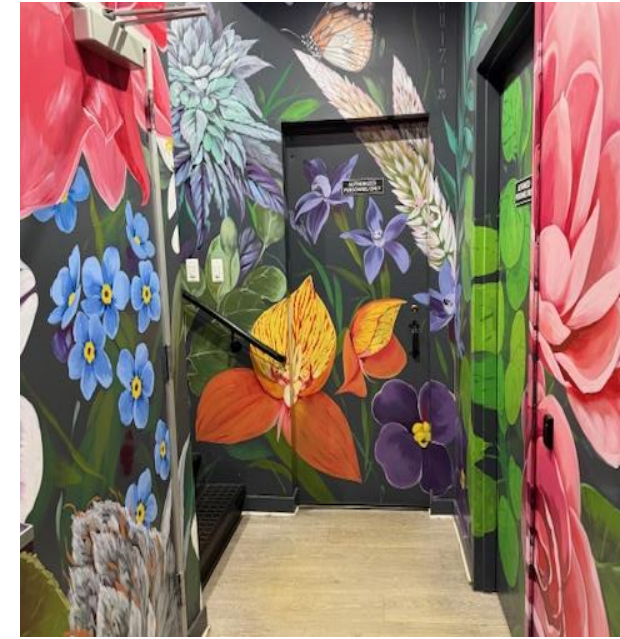
- 617 Packard Street
- 810 S State Street
- 812 S State Street

ADJACENT PROPERTY AERIAL

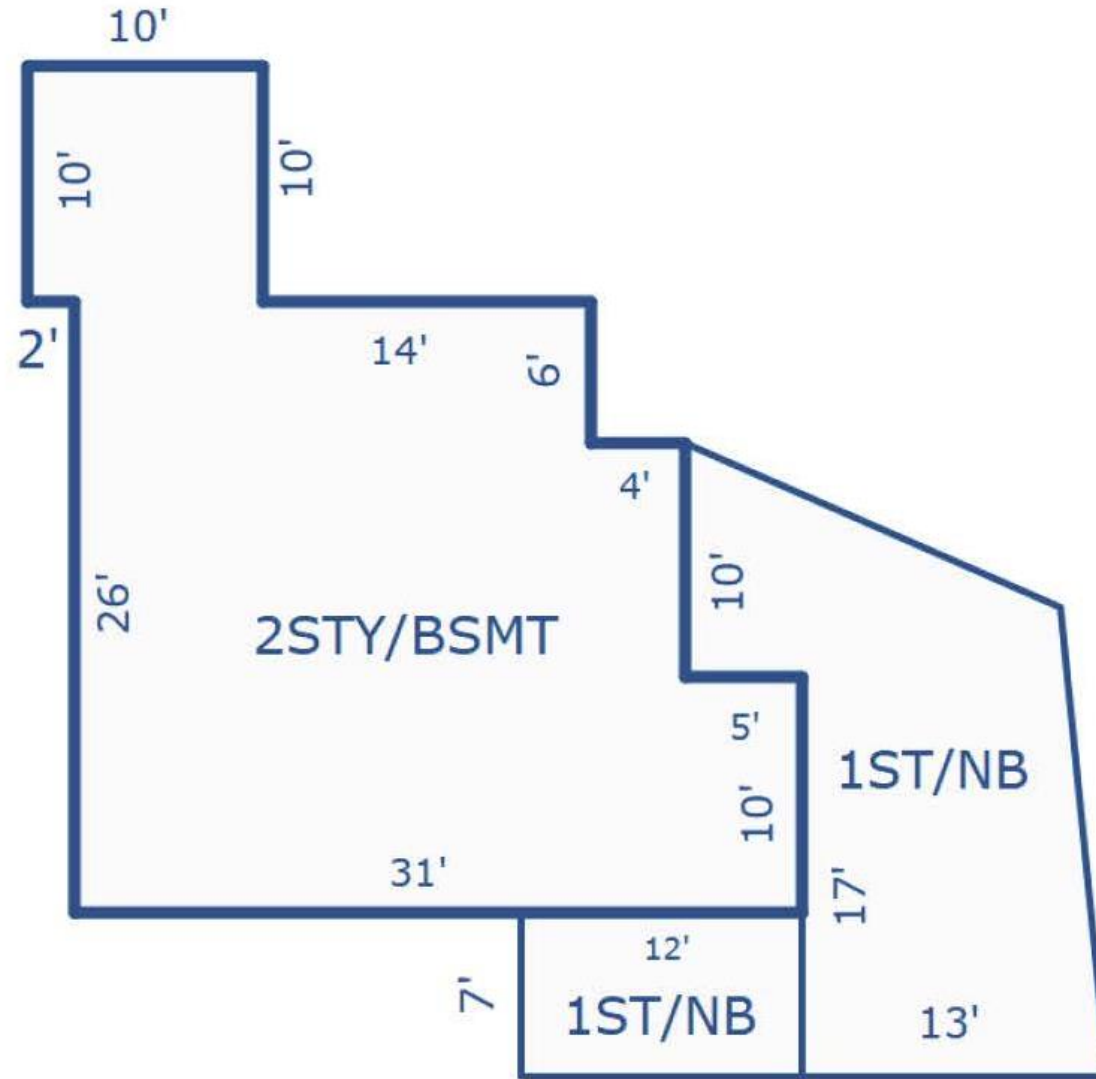
2,112 SF Retail Building



CHACONAS GROUP
ANN ARBOR AREA



FOR SALE
2,112 SF Retail Building

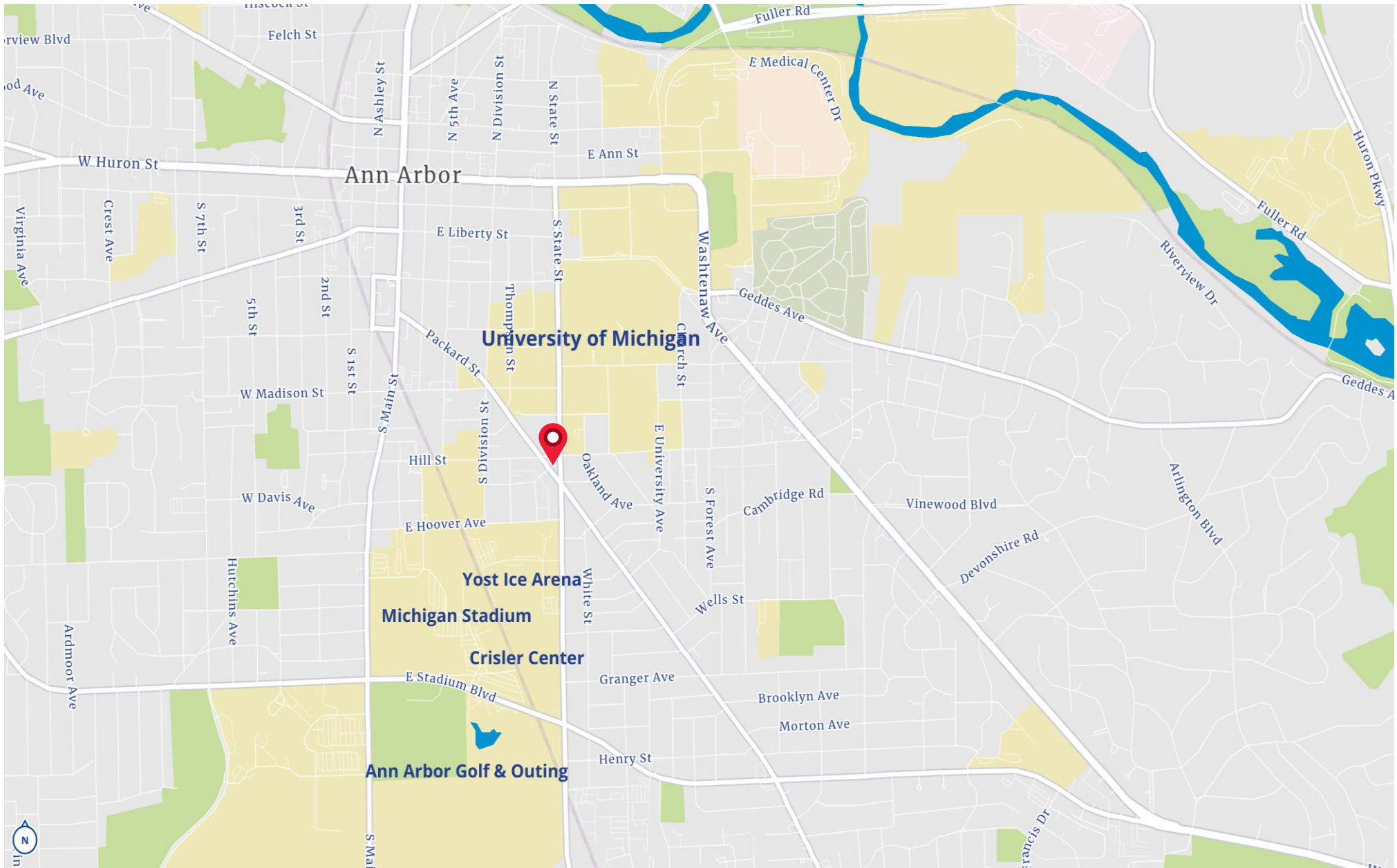


ASSESSOR SKETCH

2,112 SF Retail Building



CHACONAS GROUP
ANN ARBOR AREA

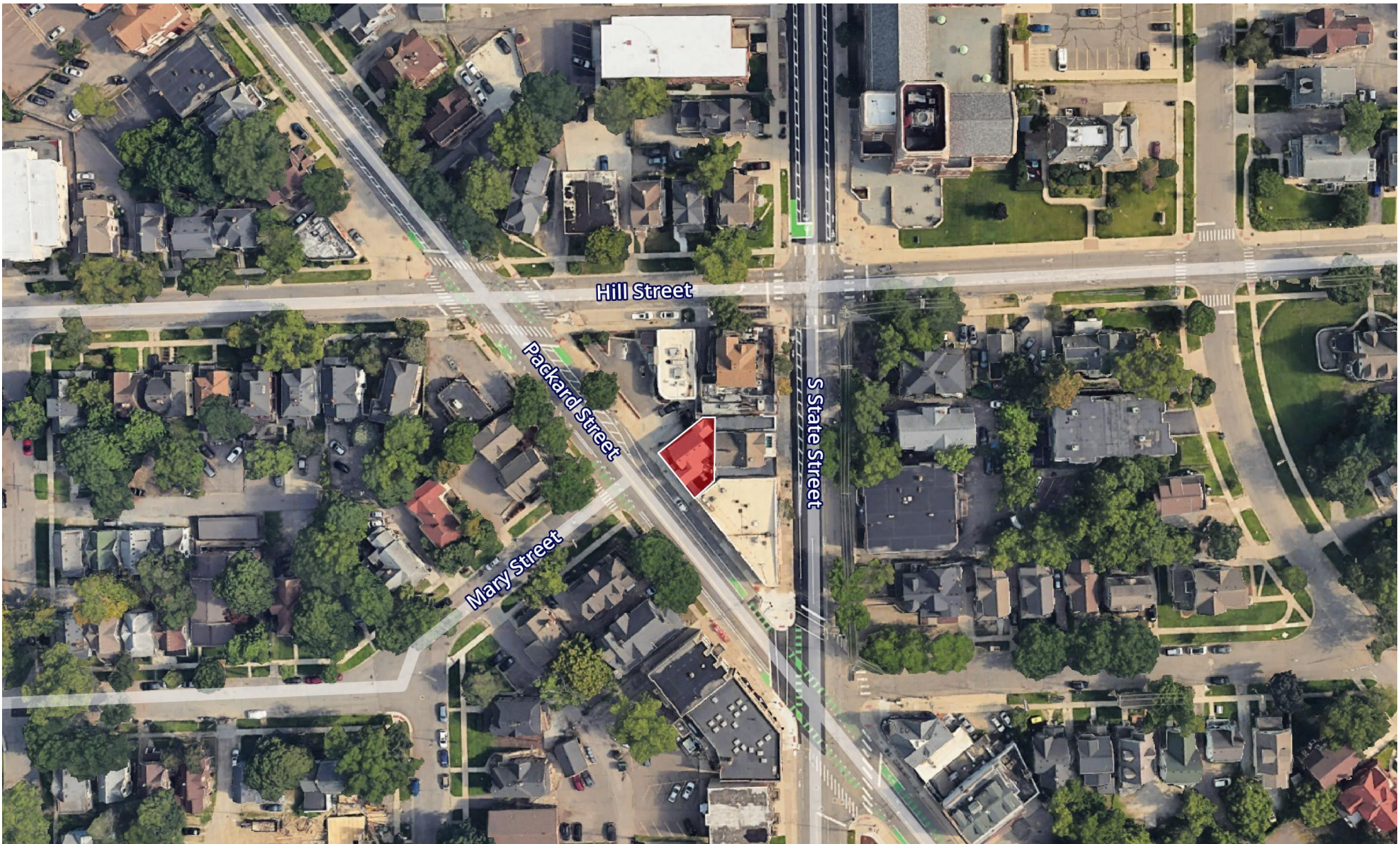


LOCATION MAP

2,112 SF Retail Building



CHACONAS GROUP
ANN ARBOR AREA



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.

PROPERTY AERIAL

2,112 SF Retail Building



CHACONAS GROUP
ANN ARBOR AREA