

FOR SALE



CHACONAS GROUP
ANN ARBOR AREA



416 Fourth Street, Ann Arbor, MI

21,153 SF Available



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PROPERTY HIGHLIGHTS

- Prime Location & Opportunity for Redevelopment
- 21,153 SF 4-Story Building
- 0.60 Acre Parcel
- Located in the Old West Side Historic District. Surrounded by Residential Properties, Office Buildings, and Educational Facilities. Within Walking Distance to Downtown Ann Arbor
- Currently Zoned M-1 Limited Industrial. Per the City of Ann Arbor, the Future Land Use is Drafted as Residential. Support is Expected to Rezone the Property to a Residential Category or PUD. The Historic District Will Not Allow Additional Stories on Top of the Property
- Fire Suppression Throughout
- Currently Owner-Occupied as an Office. Plenty of Parking Available for Multi-Family Residential Redevelopment
- Offered at \$2,900,000



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PROPERTY HISTORY

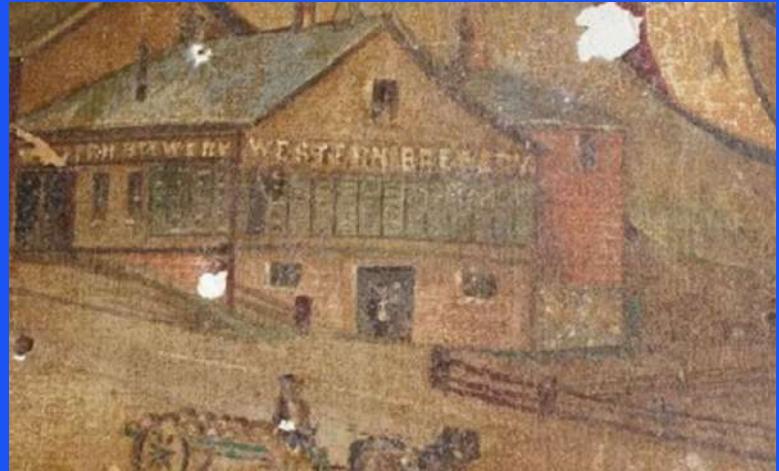
The property at 416 Fourth Street has had a fascinating history since its origins in the 1800s. Peter Brehm, a German immigrant, founded a brewery there in 1861, producing German-style lager beer. In 1880, Christian Martin and Matthias Fischer purchased the brewery, renaming it the Western Brewery due to its west-side location. By the 1880s, it was Ann Arbor's largest brewery, and after 1906, the only one in town.

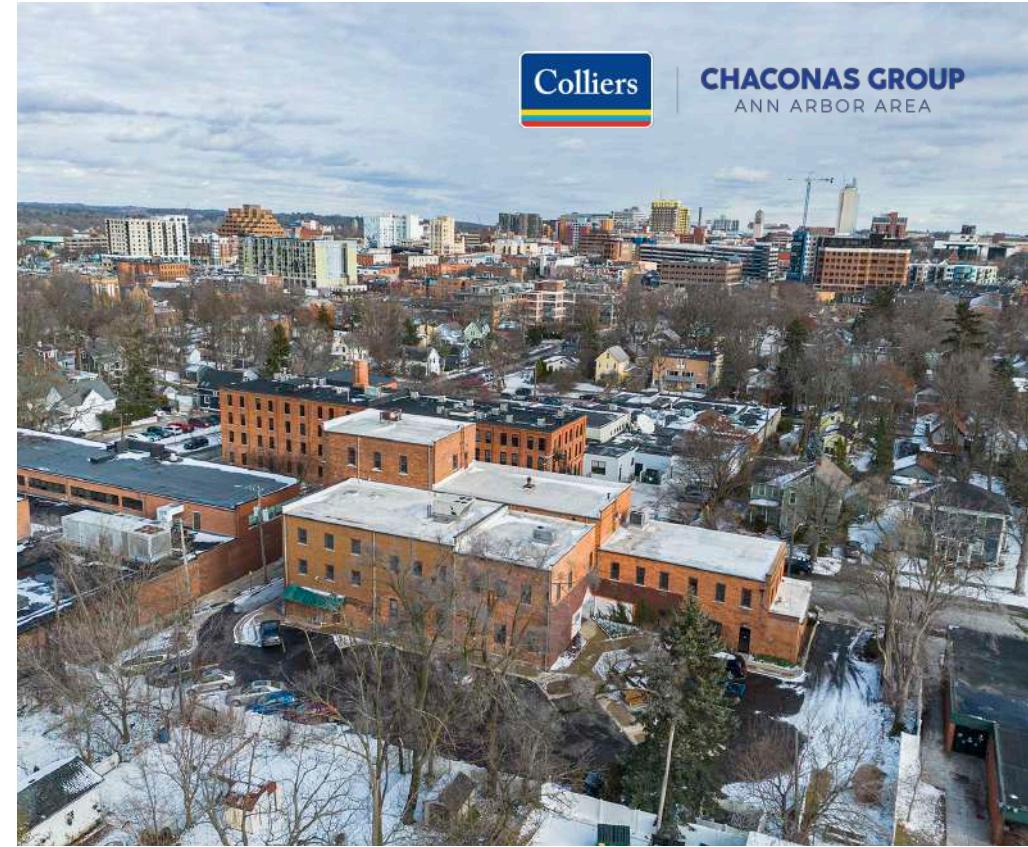
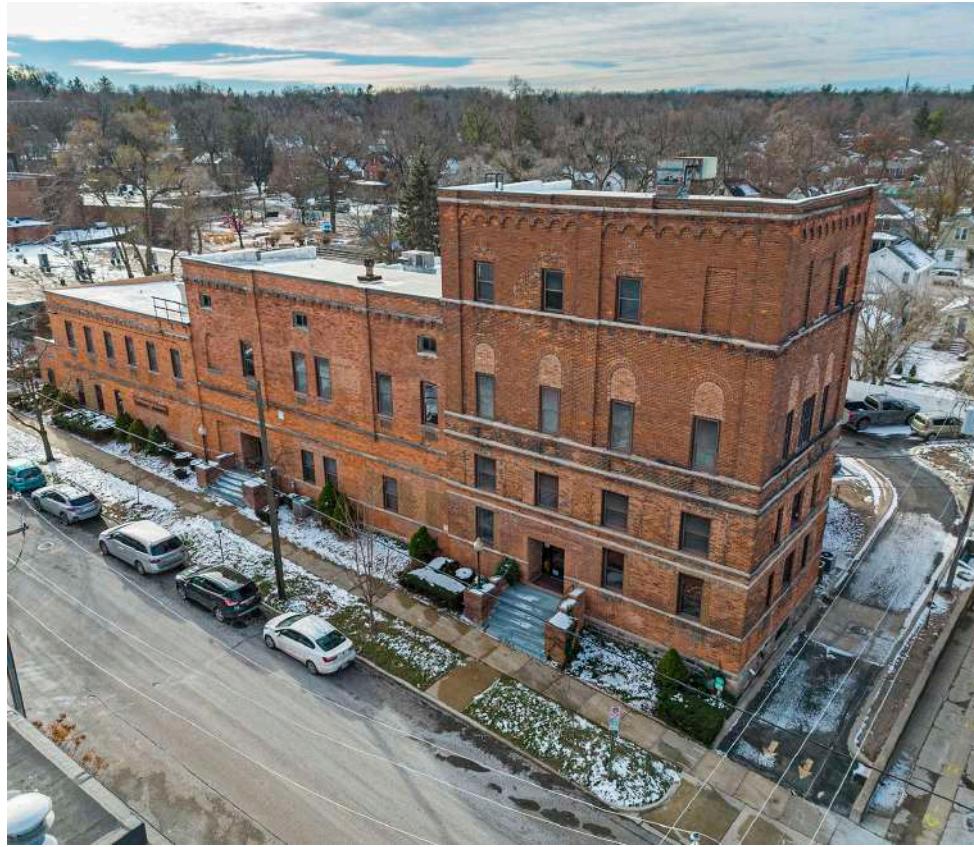
Drawing of Michigan Union Brewery as it appeared in a 1903 city directory.



In 1903, the brewery expanded to a footprint nearly identical to the current building and was renamed the Michigan Union, reflecting its ties to the local Bartenders and Brewery Workers Union. The iconic tower section served as the brewhouse, where mash and hops were brewed and pumped upward, then flowed down by gravity through coolers to the upper fermenting cellar. Additional cellars included the stock cellar for aging and an underground lagering cellar, which remains accessible today.

The Michigan Union Brewery could not survive Prohibition and closed on April 21, 1918. From 1920 to 1932, the C.A. Connor Ice Cream Co. occupied the building. After Prohibition's repeal in 1933, the site reopened as the Ann Arbor Brewing Company, named to reflect its non-union status. It operated until 1949, after which the brewing equipment was sold, and Argus Optics took over stewardship until the 1960s.





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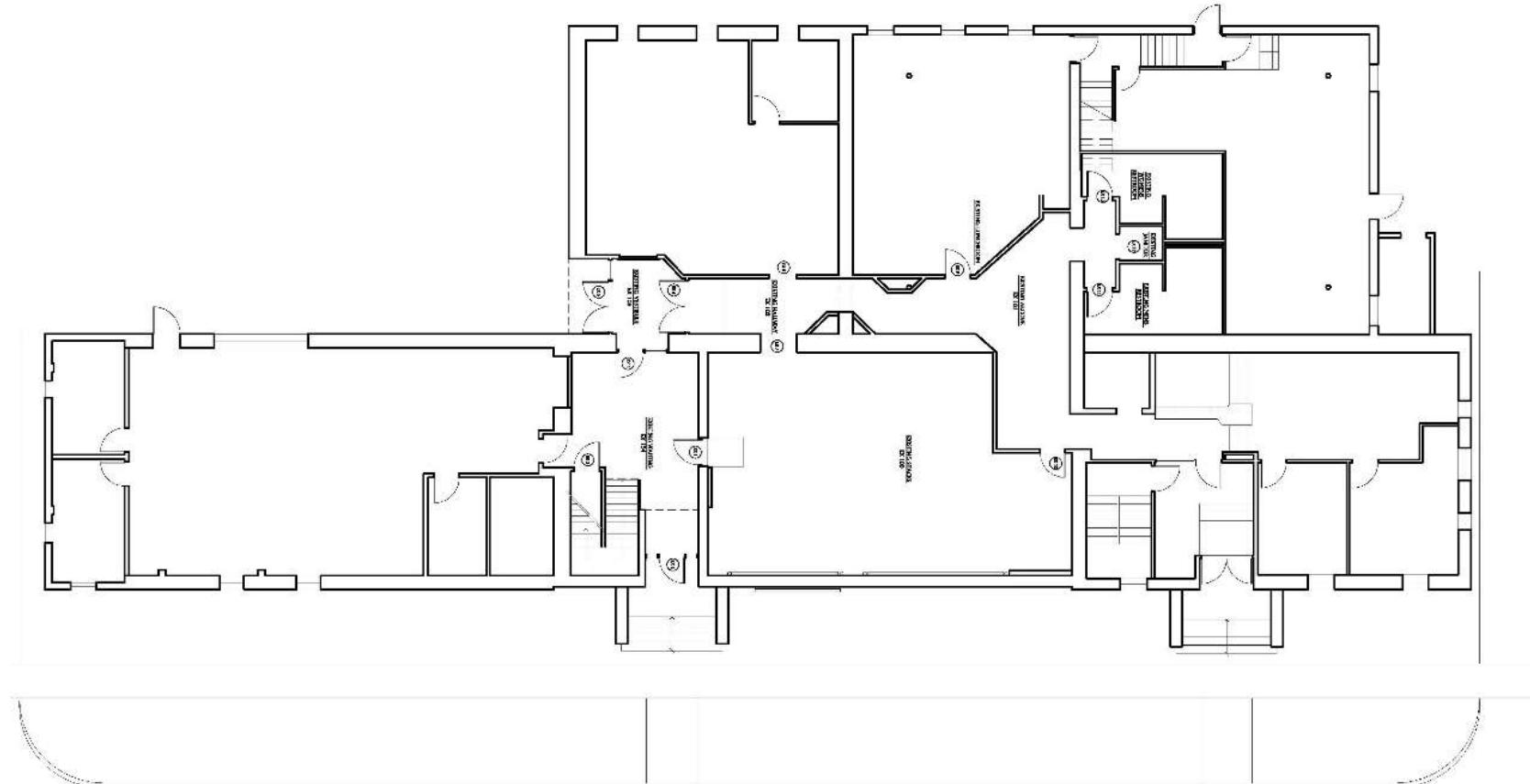
FOR LEASE

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Floor Plan – Level 1



Fourth Street



north

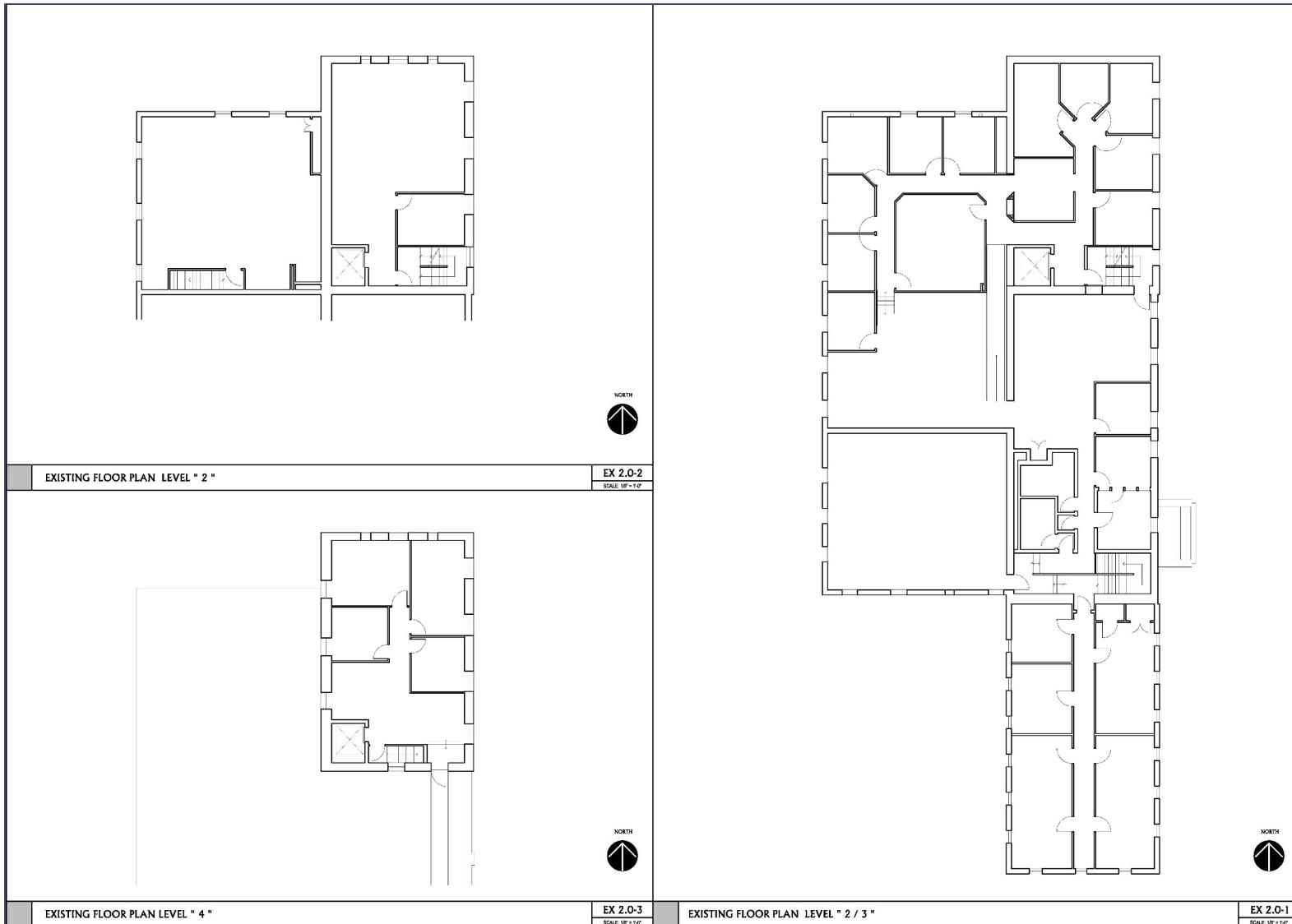
FLOOR PLAN

21,153 SF Available



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Floor Plan: Levels 2, 3, & 4



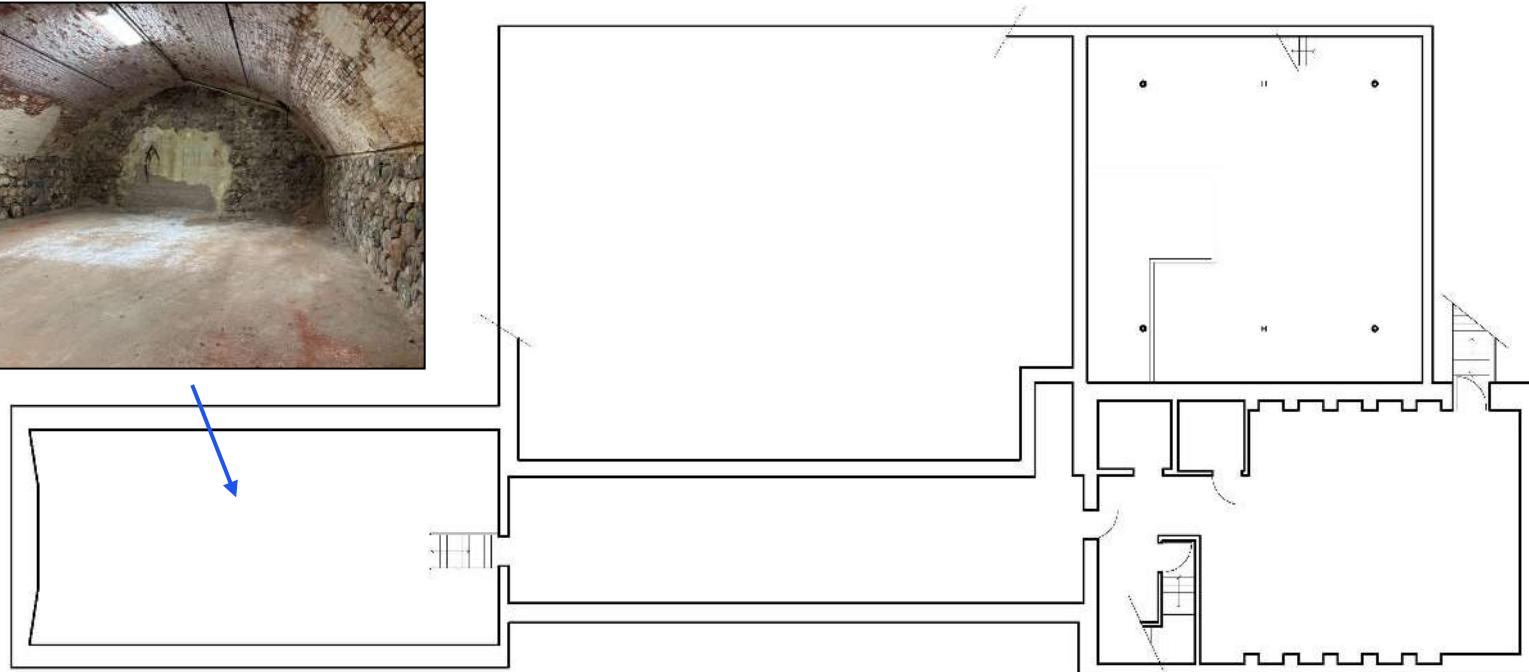
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Basement – Floor Plan



Fourth Street



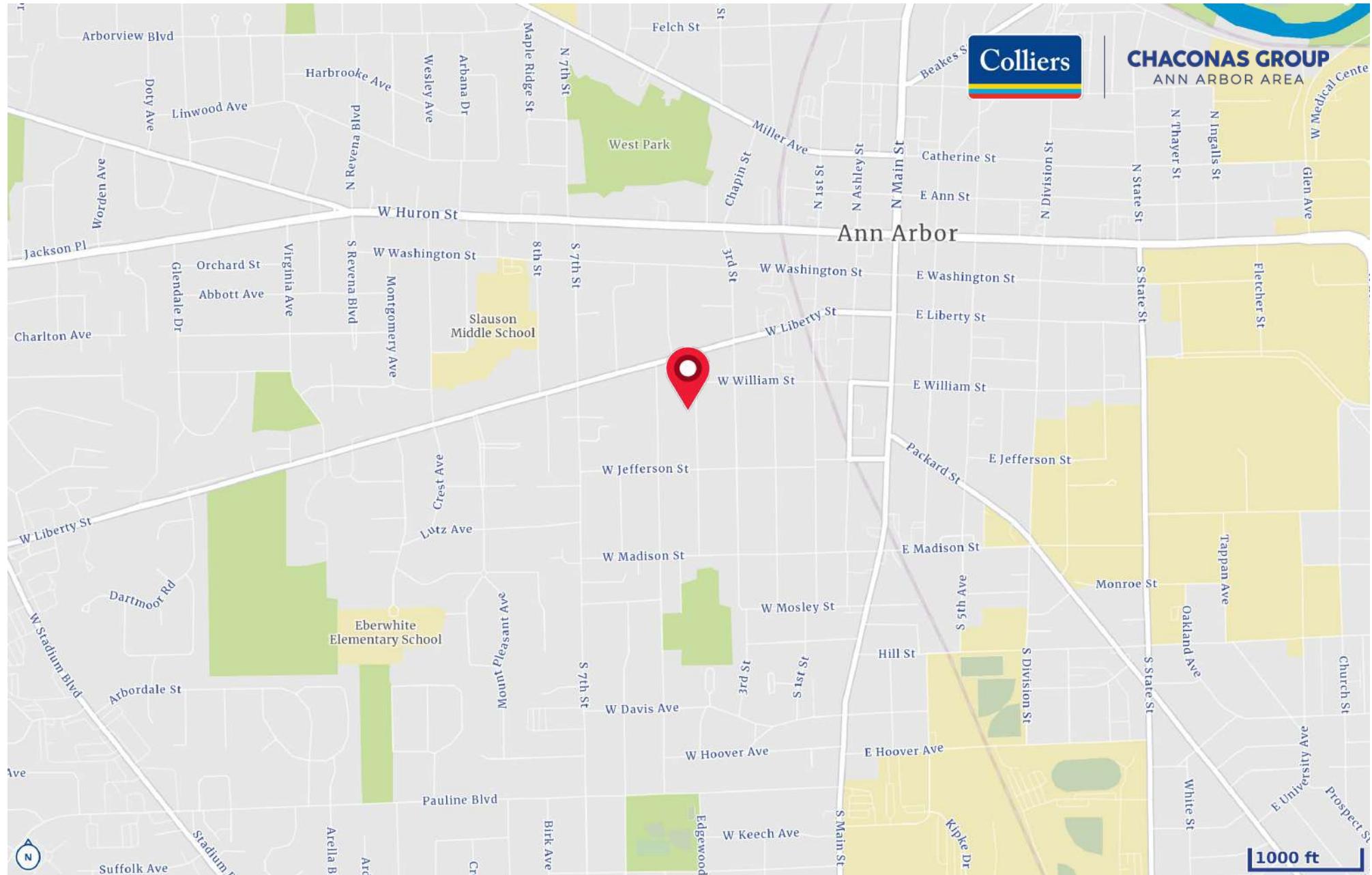
north

FLOOR PLAN

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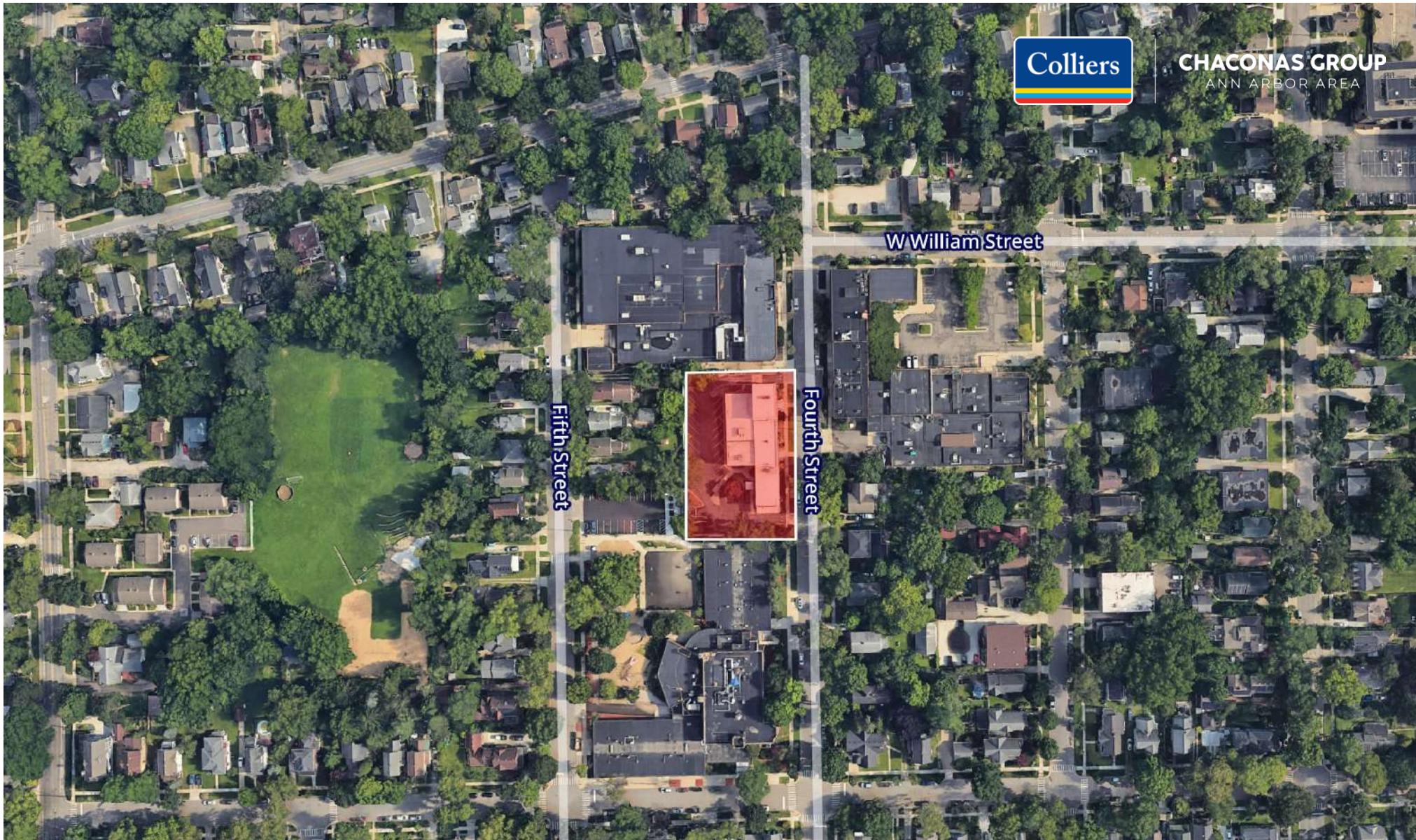


LOCATION MAP

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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.

AERIAL MAP

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