

AVAILABLE

RETAIL-RESTAURANT

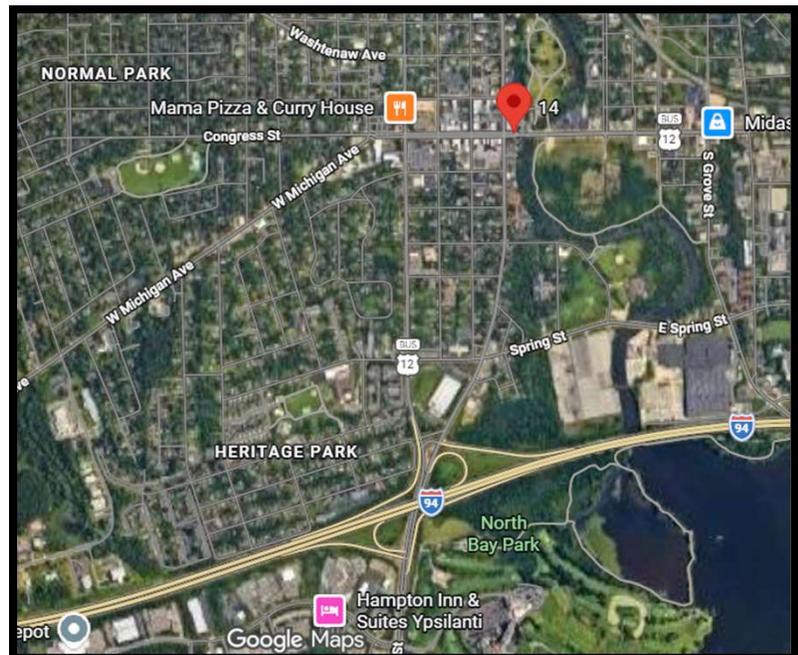
14 W Michigan
YPSILANTI, MI 48197

7,528 Square Feet



PROPERTY FEATURES

- 1 Block to Transit Center
- Downtown Ypsilanti
- Former Use: Restaurant
- Carry-Out Friendly
- Basement Storage also Available
- Zoned C (City Center)
- Many Possible Uses



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734.602.5700
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BUILDING SIZE / AVAILABILITY

| | | | | | |
|--------------------------------|----------|---------------------------------|-----|-----------------------|-----|
| Total Building Sq. Ft.: | 7,528 SF | Total Available Sq. Ft.: | NA | Class: | N/A |
| Typical Floor Plate: | NA | Min / Max Cont. Sq. Ft.: | N/A | No. of Floors: | N/A |

PROPERTY INFORMATION

| | | | |
|-------------------------------|------|--------------------------|-----|
| Zoning: | N/A | Parking: | N/A |
| Exterior Construction: | N/A | Power: | N/A |
| Structural System: | N/A | Security Systems: | N/A |
| Roof: | N/A | Restrooms: | N/A |
| Floors / Covering: | Tile | Sprinklers: | N/A |
| Heating: | N/A | Signage: | N/A |
| Air-Conditioning: | N/A | Delivery Area: | N/A |
| Ceiling Height: | 30 | Date Available: | N/A |
| Year Built: | N/A | Acreage: | N/A |

Current Tenants: Vacant.

PRICING INFORMATION

| | | | | | |
|-------------------------------|------------|-------------------------|-----|------------------------|-----|
| Lease Rate: | Negotiable | Rentable/Usable: | N/A | Impr Allowance: | N/A |
| Lease Term: | Flexible | Total Taxes: | N/A | Deposit: | N/A |
| Options: | N/A | Parcel #: | N/A | | |
| Tenant Responsibility: | N/A | | | | |

Comments : Retail/restaurant/residential building in downtown Ypsilanti .

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INTERIOR PHOTOS



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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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HISTORICAL SIGNIFICANCE

For nearly 90 years, the family-oriented Haab's Restaurant ("Haab's") served the Ypsilanti community until its closure in 2022. The building's rich history can be traced back as far as 1870. Spanning more than 150 years of operations, the building has been home to a mixture of businesses that highlight the changing cultures, technology, and business landscape during the post-Civil War era, Industrial Revolution, Progressive era, World War I, Prohibition, the Great Depression, World War II, and the Modern era.

Originally built as a saloon by James Fulton in 1870, it featured separate bars for men and women. Prior to the development of automobiles and the modern highway system, the saloon was a popular stop for diners, drinkers, and overnight guests traveling by stagecoach along US-12 (Michigan Avenue) – the main thoroughfare to Chicago from Detroit. Part of the demising wall stood from this period until the closure of Haab's in 2022. In 1894, Adam Shaner purchased the saloon and added Tobacco products to the saloon's offerings. Cigars were manufactured from high quality tobacco leaves, which Shaner claimed were the secret to his success until he sold it to Charles Smith.

Charles Smith purchased and renamed the saloon "Smitty's Saloon and Riverside Club" in 1905. Shortly after purchasing the building, Smith remodeled the building and installed the tin ceiling, which can still be seen in the bar area to this day. He also installed a Brunswick bar which survived until the Haab's closure. During the Prohibition era, Smitty's saloon closed and never reopened.

Oscar and Otto Haab decided to purchase the building, and opened Haab Brothers' Café in 1934 and refitted the business to the times, reversing the traditional saloon business model which focused on tobacco and alcohol towards a family-friendly steakhouse where alcohol and tobacco were no longer the primary appeal. At the time of opening the new business in 1934, Haab Brothers' Café was the first food-based business in Washtenaw county.

The automotive boom of the 1940's helped the café realize substantial growth in traffic and interest in its offerings. By 1963, Otto and Oscar Haabs acquired and joined 2 adjacent storefronts to the original footprint, and the café was renamed Haab's Restaurant. Part of the expansion included the addition of décor that added to the charm of the family-oriented atmosphere. Tiffany lighting hardware and hand-hewn overhead beams were installed in the ceilings and family heirlooms from the Haab homestead were added in the dining area.

The Haab's family legacy was preserved in the space by Kabat & Glaze, who purchased the building in 1976. The two kept the family heirlooms from the former owners on display and held a special anniversary meal in October each year which featured 1934 menu items. The menu at Haab's went nearly untouched during its 88-year operation under that name. Most famous of the historic menu was the London Broil – a steak marinated in Burgundy wine with herbs and spices, accompanied by a mushroom au jus sauce. Other local favorites that survived the restaurant's noteworthy tenure included the famous Chicken in the Basket (half fried chicken with shoestring potatoes and biscuit with honey), traditional spaghetti offerings, and their Roast Prime Rib.

Haab's has been featured in Monthly Detroit magazine, multiple YouTube series, several QVC articles, QVC's "In the Kitchen with David", Mlive, Ann Arbor News, and Bridge Michigan among other publications.



Smitty's Saloon, Date Unkown.



Haab's Café, 1950.