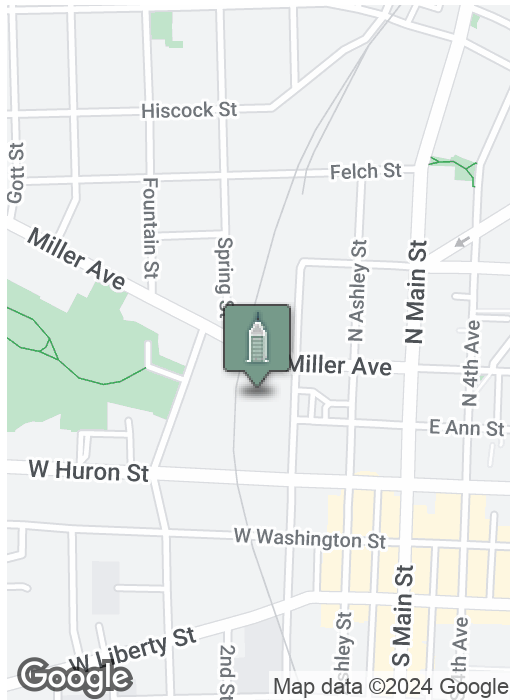


Redevelopment Opportunity - Downtown

310 W ANN ST, ANN ARBOR, MI 48104



FOR SALE



SUMMARY

Sale Price: \$7,900,000
Lot Size: 0.96 Acres
Zoning: D2 (Downtown District)

PROPERTY HIGHLIGHTS

- Development opportunity
- Currently industrial/retail use
- .96 acres on Ann between Huron and Miller
- Easy access to M-14 via N Main
- Walking distance to dining, entertainment, shopping, court houses, bus line
- Ideal for multi-family or hospitality

Building relationships.

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Randy Maas

734.222.7525

RMAAS@SWISHERCOMMERCIAL.COM

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PROPERTY DESCRIPTION

Nestled on the cusp of Ann Arbor's vibrant downtown, this expansive parcel offers nearly a full acre of prime real estate. Presenting a rare opportunity for visionary development, 310 W Ann Arbor is a developer's dream at approximately 0.96 acres, poised for a transformative project.

Location Highlights:

- Situated on Ann Street at First Street, bridging the gap between the historic charm of Miller Avenue and the bustling activity of Huron Street.
- Exceptional accessibility with smooth entry points to M-14 via N Main Street, ensuring connectivity to broader regions.
- The heart of downtown Ann Arbor is merely a stone's throw away, inviting a plethora of dining, entertainment, and cultural experiences.

Zoning & Potential Uses:

- Zoned D-2 (Downtown District), this property is ideal for an array of high-value developments.
- Optimal for multi-family housing projects, catering to Ann Arbor's growing demand for downtown living spaces.
- A lucrative site for hospitality ventures, capitalizing on Ann Arbor's appeal to tourists and business travelers alike.



310 W Ann Arbor stands as a blank canvas, offering a substantial scale of land rarely available in such a sought-after urban locale. Developers are presented with an unparalleled opportunity to craft a landmark project that will shape the Ann Arbor skyline. Whether you envision luxury apartments, a boutique hotel, or a mixed-use marvel, this property promises the potential to become a cornerstone of downtown Ann Arbor's future.

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