

# FOR SALE



**CHACONAS GROUP**  
ANN ARBOR AREA



## Retail Building

617 Packard Street, Ann Arbor, MI



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**Colliers Ann Arbor**

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# FOR SALE

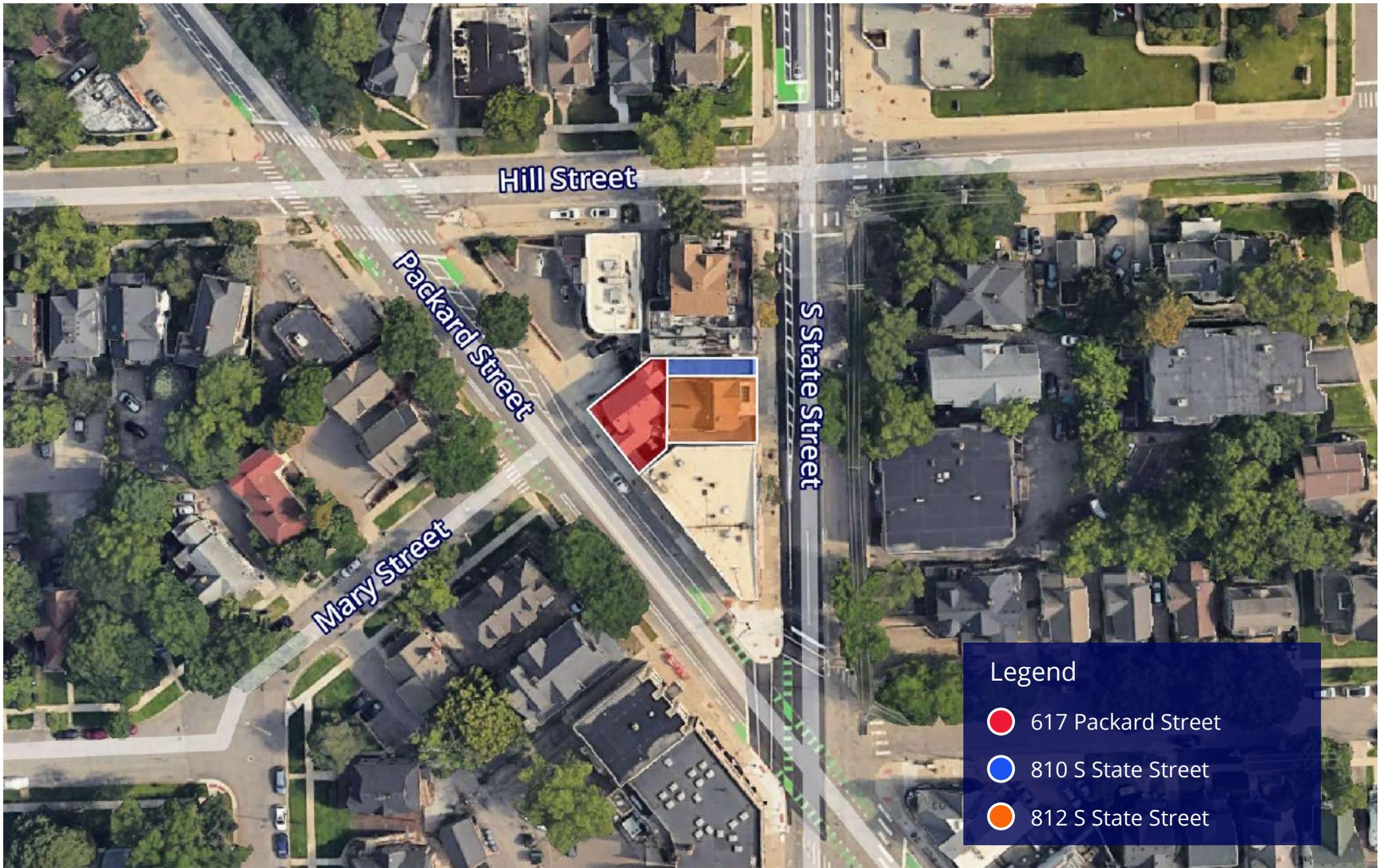
2,112 SF Retail Building

## 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



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Legend

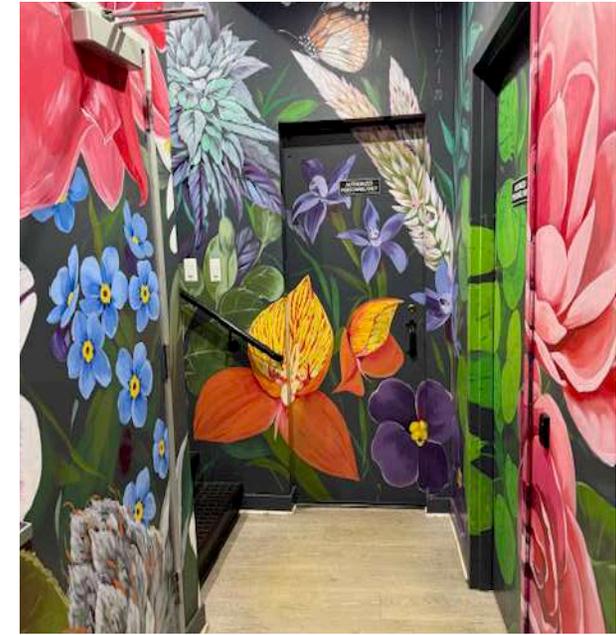
- 617 Packard Street
- 810 S State Street
- 812 S State Street

# ADJACENT PROPERTY AERIAL

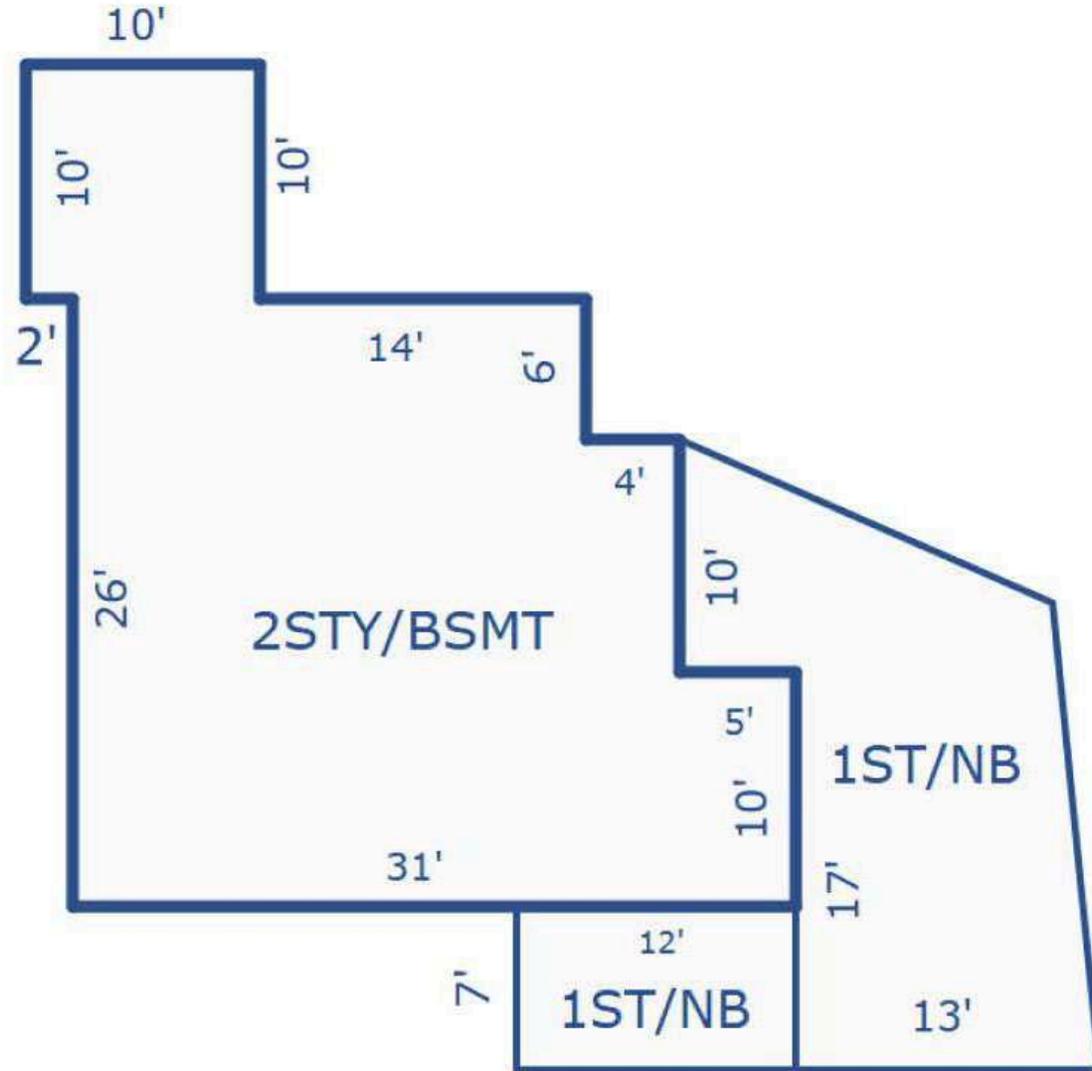
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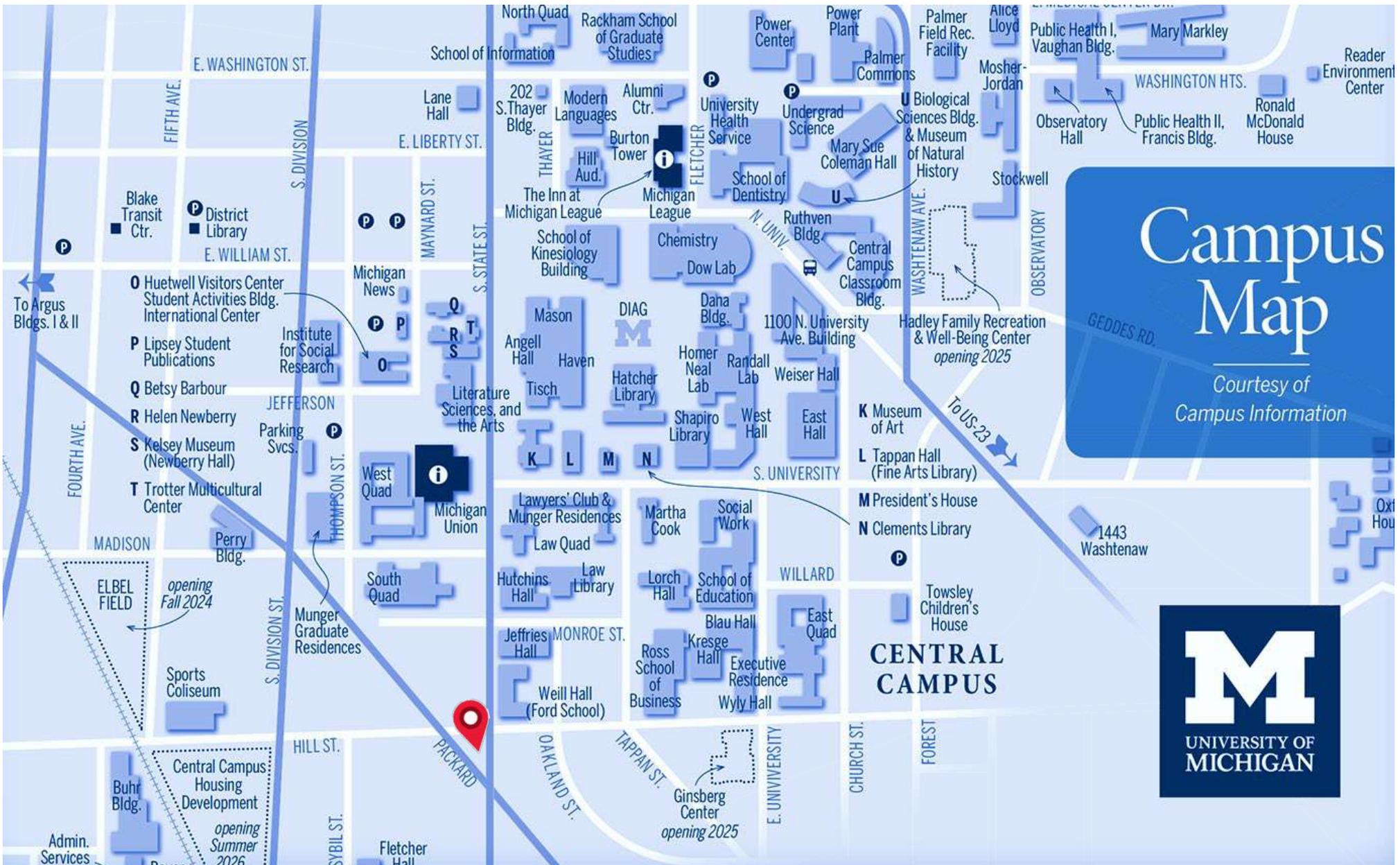


# ASSESSOR SKETCH

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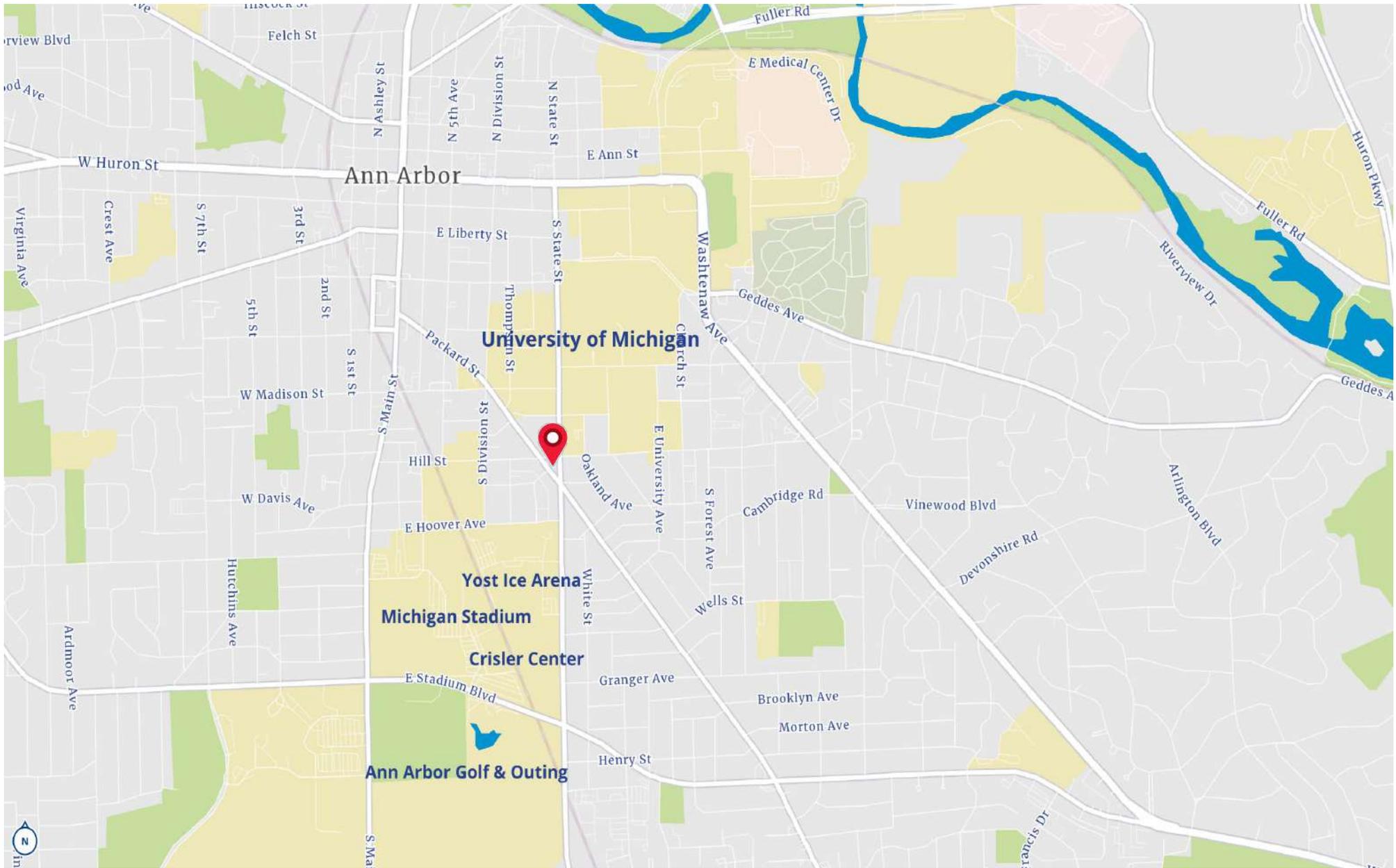


# CAMPUS LOCATION

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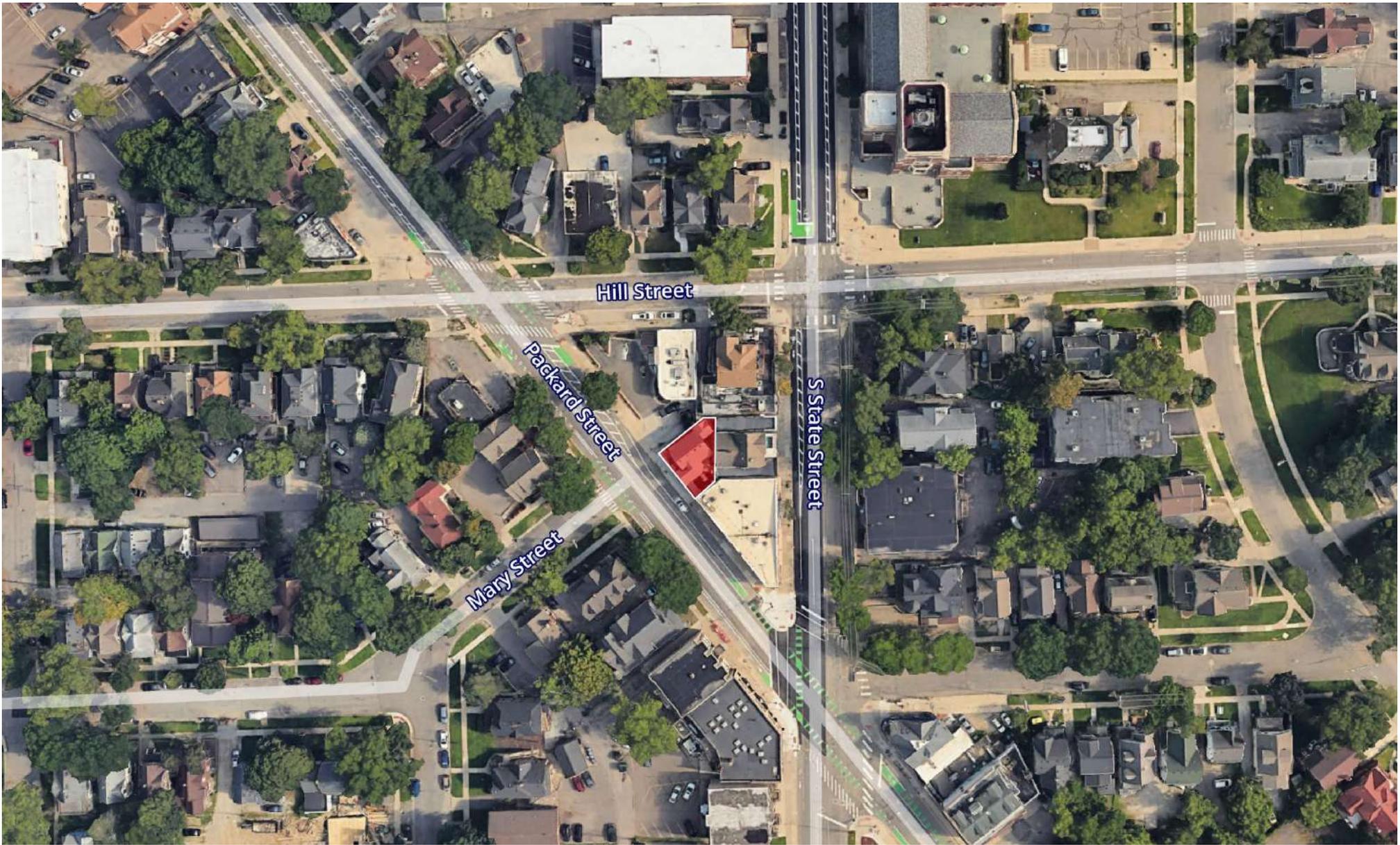


# LOCATION MAP

2,112 SF Retail Building



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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.*

# PROPERTY AERIAL

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