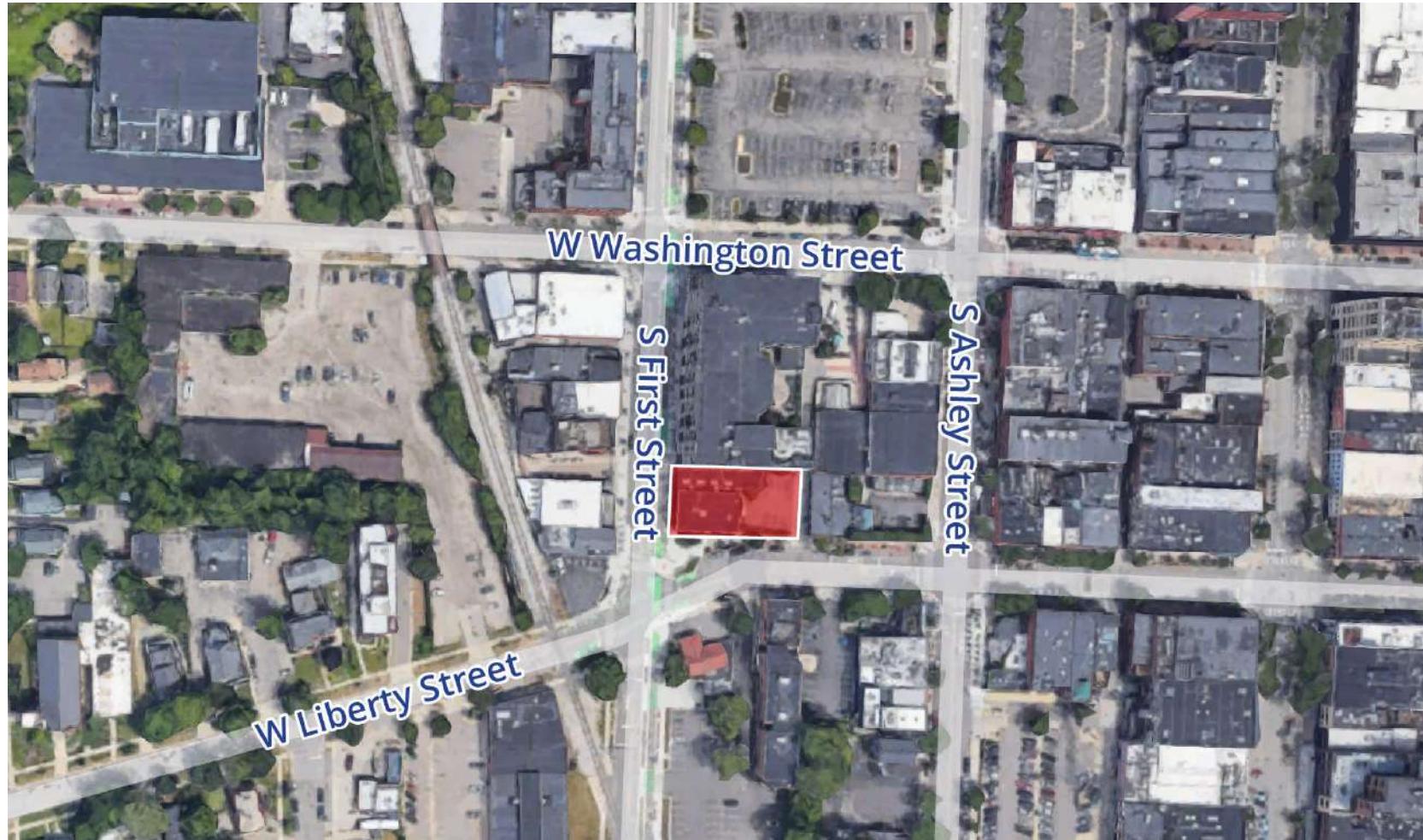


# FOR SALE



CHACONAS GROUP  
ANN ARBOR AREA



**226 W Liberty Street  
Ann Arbor, MI**

Redevelopment Opportunity

Colliers Ann Arbor  
1955 Pauline Blvd, Suite 400  
Ann Arbor, MI 48103  
[colliersann Arbor.com](http://colliersann Arbor.com)





# FOR SALE

Redevelopment Opportunity

## PROPERTY HIGHLIGHTS

- Prime Redevelopment Opportunity in Downtown Ann Arbor
- 7,340 SF Office Building on a 0.20-Acre Lot at the Corner of W Liberty St. and S First St.
- Zoned D-1 (Downtown Core District), Supporting High-Density Mixed-Use Development
- Ideal For Residential, Office, and Commercial Uses in a Pedestrian-Friendly, Urban Environment
- Located Two Blocks from Main St. and Near the University of Michigan
- Surrounded By Public Parking, Multi-Family and Mixed-Use Developments, Retail, Restaurants, and Thriving Businesses
- Exceptional Opportunity for Transformative Redevelopment in Ann Arbor's Vibrant Downtown Core
- Offered at \$6,400,000



CHACONAS GROUP  
ANN ARBOR AREA

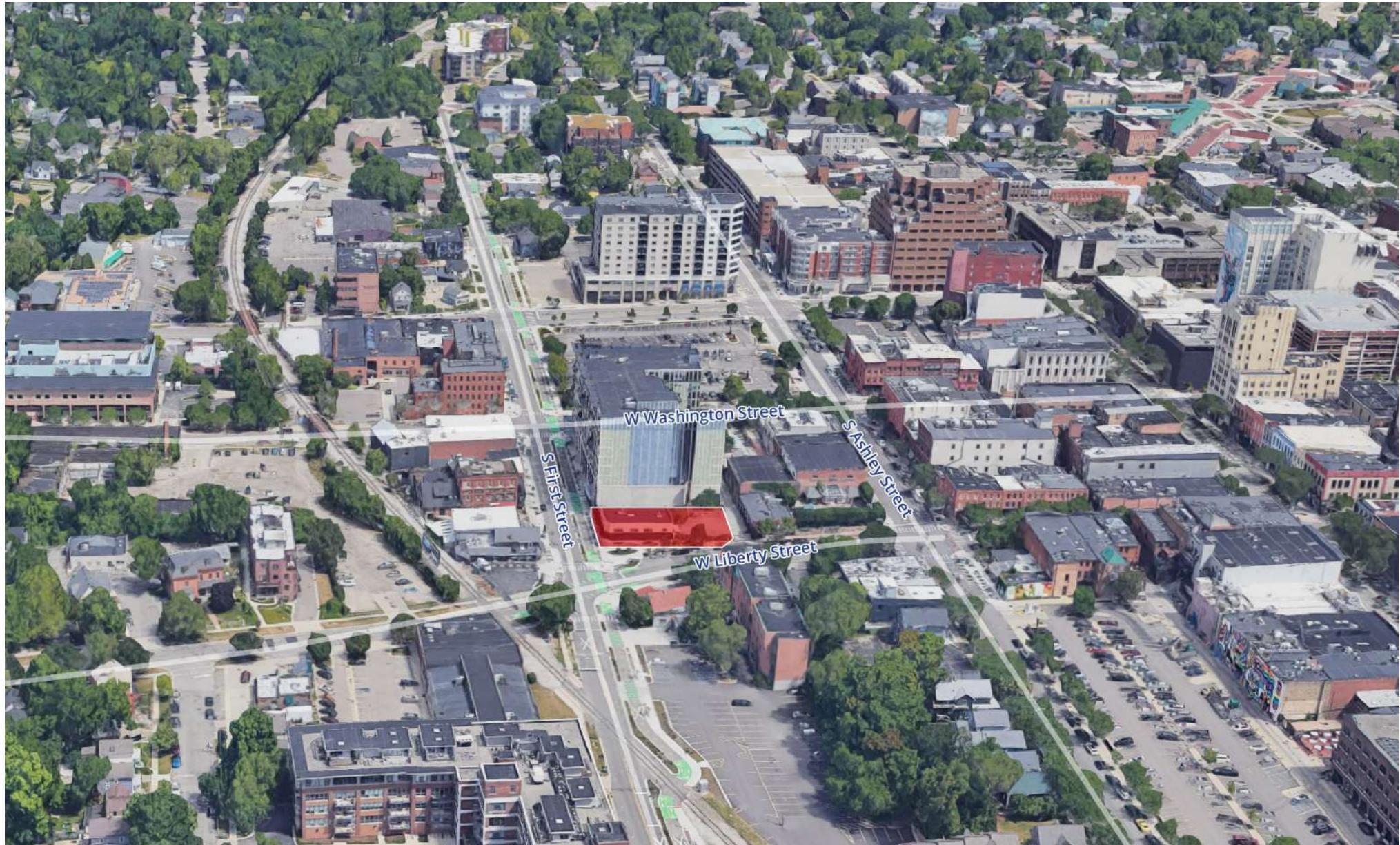


**FOR SALE**  
Redevelopment Opportunity

<b>Residential</b>		<b>Sales</b>		<b>Utilities and Communications</b>	
Adult Foster Care	P	Automobiles, Motorcycles, RV's, Equipment (Sales and Rental)	E	Broadcasting Facility	P
Dwelling, Assisted Living	P	Designated Marijuana Consumption Facility	E	Data Processing and Computer Centers	P
Dwelling, Multi-Family	P	Fueling Station	E	Wireless Communication Facilities	E
Dwelling, Single-Family	P	Outdoor Sales, Permanent	P	<b>Health Care</b>	
Dwelling, Townhouse	P	Medical Marijuana Provisioning Center, Retailer	E	Nursing Care Facility	P
Dwelling, Two-Family	P	Mobile Food Vending Service	P	<b>Lodging</b>	
<b>Group Living</b>		Restaurant, Bar, Food Service	P	Bed and Breakfast	P
Emergency Shelter	P	Retail Sales, General Merchandise	P	Hotel	P
Fraternities, Sororities, and Student	P	<b>Services and Repair</b>		Short-Term Rental – Non-Principal Residence	P
Cooperative Housing	P	Automobile, Truck, Construction Equipment Repair	E	<b>Recreation, Entertainment, and Arts</b>	
Group Housing	P	Laundry, Cleaning, and Garment Services	P	Artist Studio	P
Guest House	P	Parking Lot/Structure	E	General Entertainment	P
<b>Public/Institutional</b>		Personal Services	P	Indoor Recreation	P
<b>Community and Cultural</b>		Vehicle Wash	E		
Club Headquarters, Community Center	P	Veterinary, Kennel, Animal Boarding	P		
Conference Center	E	<b>Office and Research</b>		<b>Use Regulations</b>	
Museum, Art Gallery	P	<b>Office</b>		P -- Permitted Uses	
Funeral Services	P	Bank, Credit Union, Financial Services	P	E -- Special Exception	
Government Offices and Courts	P	Office, General	P	A -- Accessory Uses	
Library	P	Office, Medical/Dental	P		
Religious Assembly	P	Nonprofit Corporations	P		
<b>Day Care</b>		<b>Research and Development</b>			
Adult Day Care Center	P	Medical Laboratory	P		
Child Care Center	P				
<b>Educational</b>					
Institutions of Higher Learning, Private	P				
Institutions of Higher Learning, Public	P				
School, Private	P				
School, Public	P				
School, Trade/Industrial	P				

# Zoning - D1, Downtown Core District

Redevelopment Opportunity

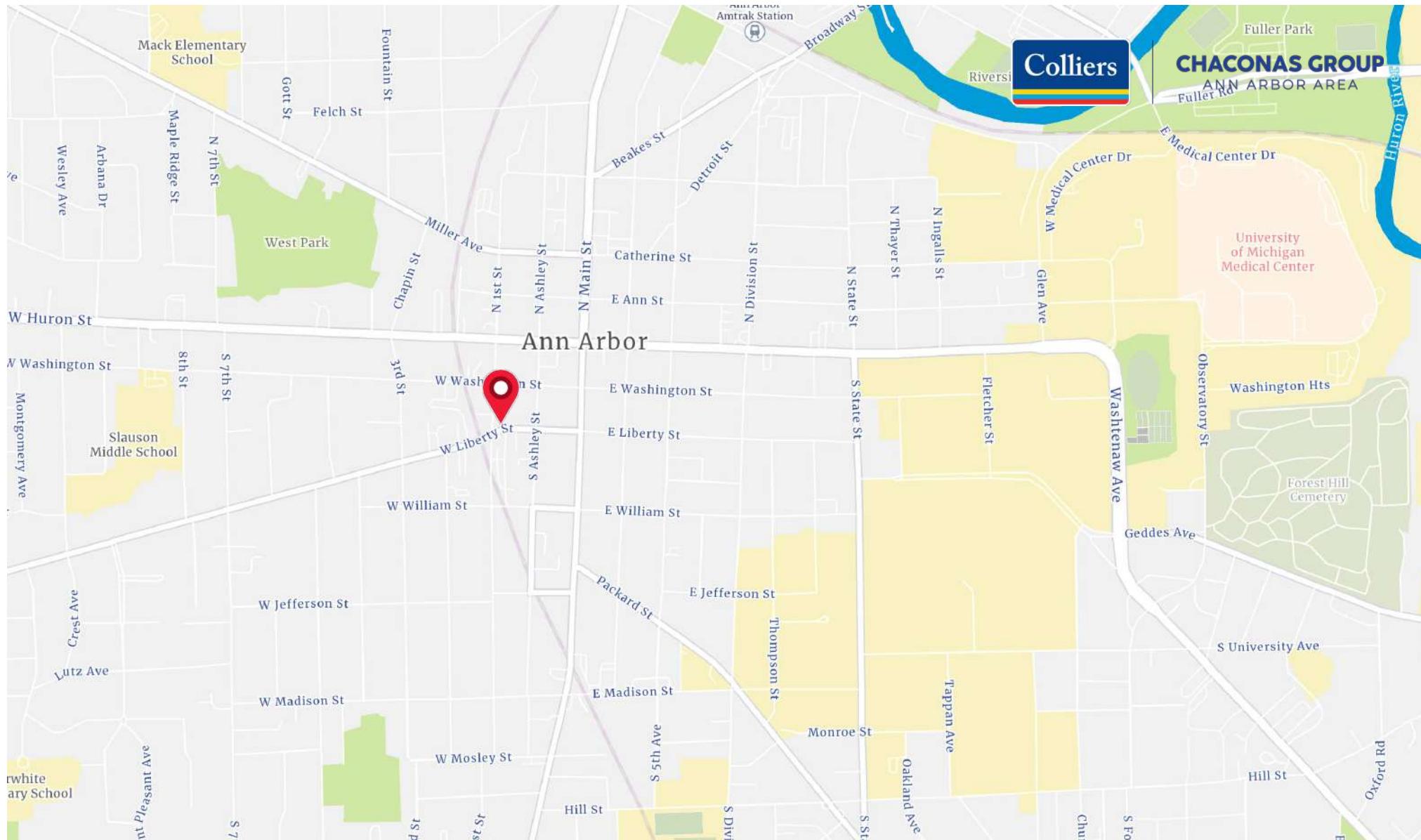


# AERIAL MAP

Redevelopment Opportunity



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.

# LOCATION MAP

## Redevelopment Opportunity

**Colliers Ann Arbor**  
734 994 3100  
ann Arbor@colliers.com

