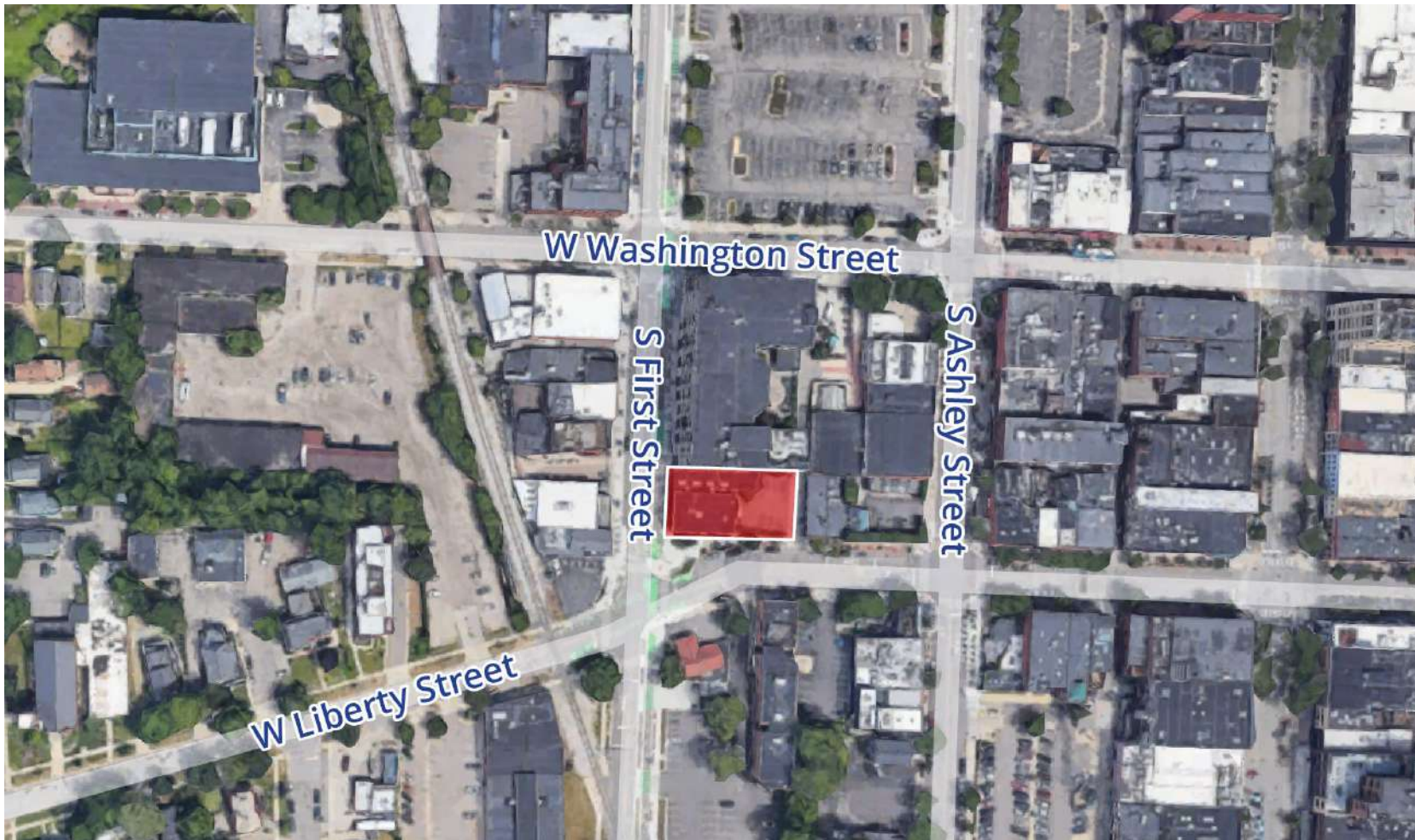


FOR SALE



CHACONAS GROUP
ANN ARBOR AREA

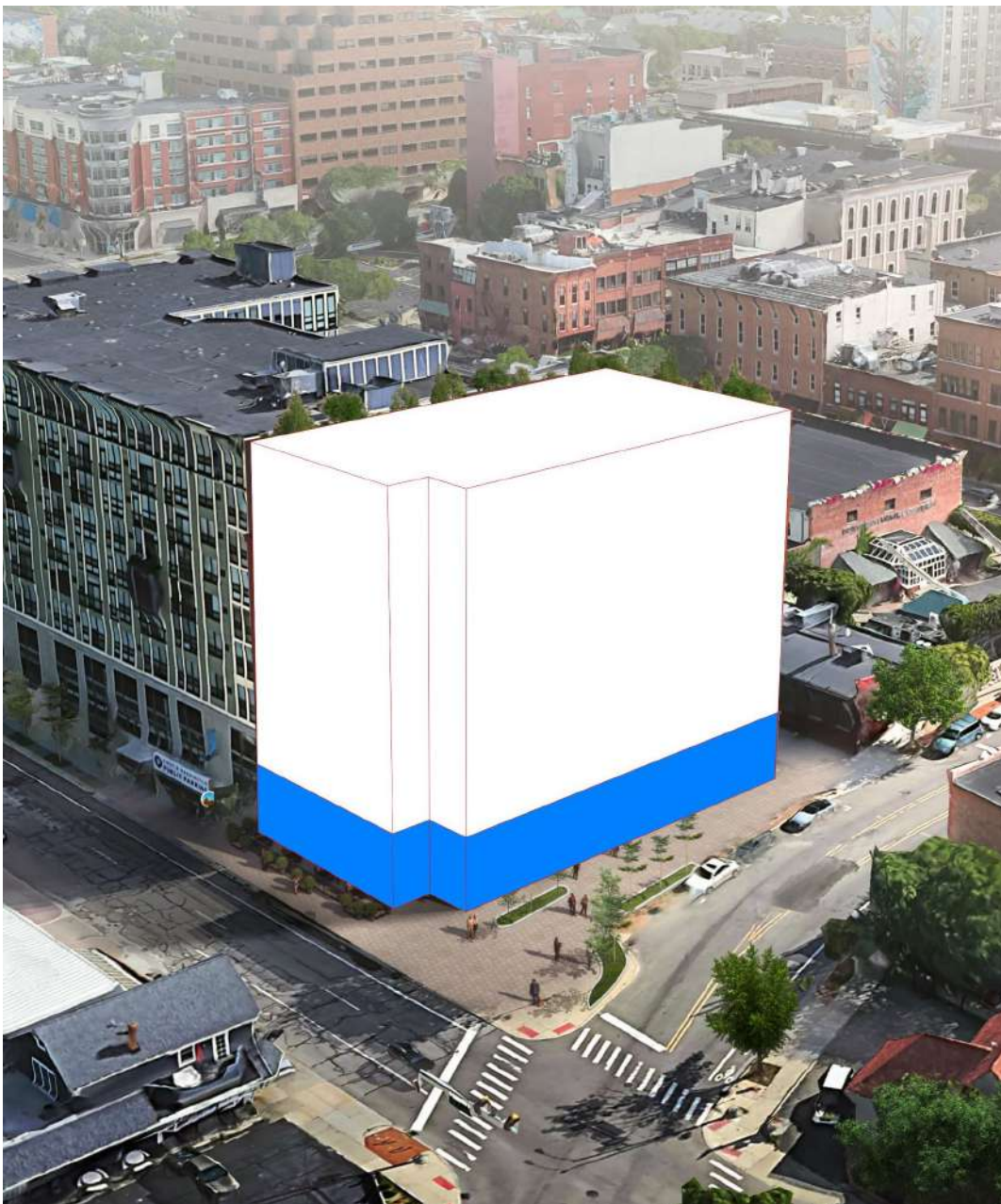


226 W Liberty Street Ann Arbor, MI

Redevelopment Opportunity

Colliers Ann Arbor
1955 Pauline Blvd, Suite 400
Ann Arbor, MI 48103
colliersannarbor.com





FOR SALE

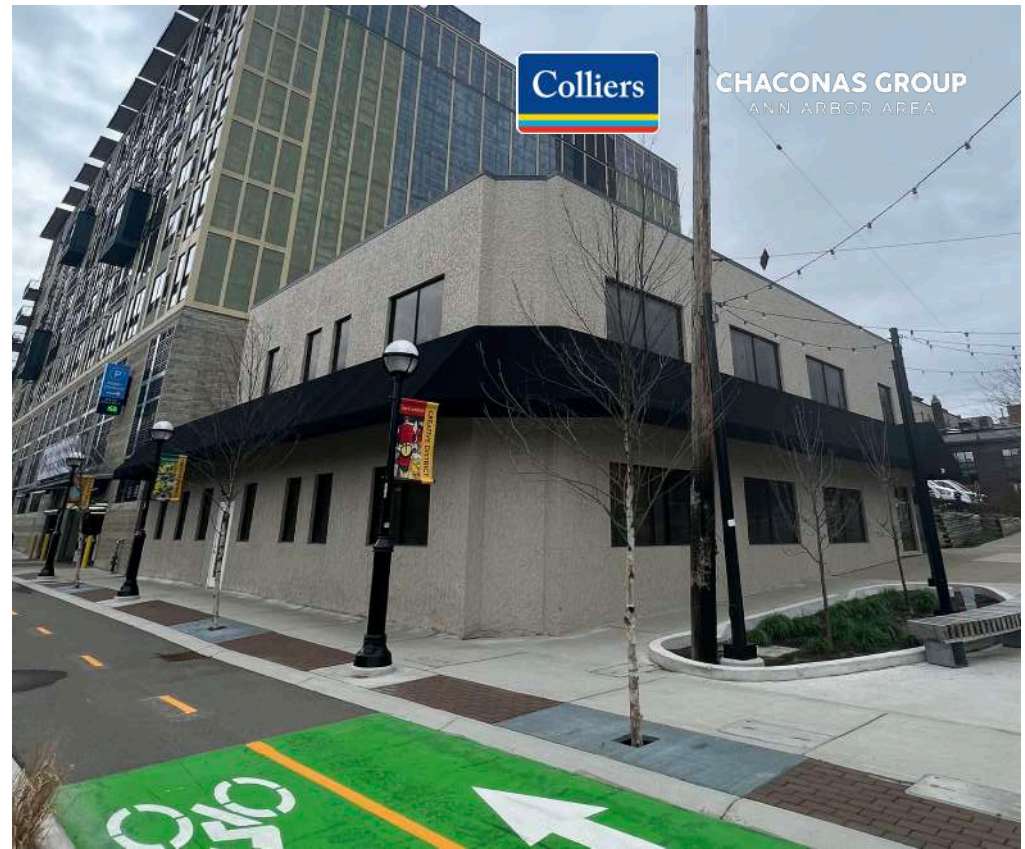
Redevelopment Opportunity

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



| Residential | | |
|---|---|--|
| Adult Foster Care | P | |
| Dwelling, Assisted Living | P | |
| Dwelling, Multi-Family | P | |
| Dwelling, Single-Family | P | |
| Dwelling, Townhouse | P | |
| Dwelling, Two-Family | P | |
| Group Living | | |
| Emergency Shelter | P | |
| Fraternities, Sororities, and Student Cooperative Housing | P | |
| Group Housing | P | |
| Guest House | P | |
| Public/Institutional | | |
| Community and Cultural | | |
| Club Headquarters, Community Center | P | |
| Conference Center | E | |
| Museum, Art Gallery | P | |
| Funeral Services | P | |
| Government Offices and Courts | P | |
| Library | P | |
| Religious Assembly | P | |
| Day Care | | |
| Adult Day Care Center | P | |
| Child Care Center | P | |
| Educational | | |
| Institutions of Higher Learning, Private | P | |
| Institutions of Higher Learning, Public | P | |
| School, Private | P | |
| School, Public | P | |
| School, Trade/Industrial | P | |

| Sales | | |
|--|---|--|
| Automobiles, Motorcycles, RV's, Equipment (Sales and Rental) | E | |
| Designated Marijuana Consumption Facility | E | |
| Fueling Station | E | |
| Outdoor Sales, Permanent | P | |
| Medical Marijuana Provisioning Center, Retailer | E | |
| Mobile Food Vending Service | P | |
| Restaurant, Bar, Food Service | P | |
| Retail Sales, General Merchandise | P | |
| Services and Repair | | |
| Automobile, Truck, Construction Equipment Repair | E | |
| Laundry, Cleaning, and Garment Services | P | |
| Parking Lot/Structure | E | |
| Personal Services | P | |
| Vehicle Wash | E | |
| Veterinary, Kennel, Animal Boarding | P | |
| Office and Research | | |
| Office | | |
| Bank, Credit Union, Financial Services | P | |
| Office, General | P | |
| Office, Medical/Dental | P | |
| Nonprofit Corporations | P | |
| Research and Development | | |
| Medical Laboratory | P | |

| Utilities and Communications | | |
|---|---|--|
| Broadcasting Facility | P | |
| Data Processing and Computer Centers | P | |
| Wireless Communication Facilities | E | |
| Health Care | | |
| Nursing Care Facility | P | |
| Lodging | | |
| Bed and Breakfast | P | |
| Hotel | P | |
| Short-Term Rental – Non-Principal Residence | P | |
| Recreation, Entertainment, and Arts | | |
| Artist Studio | P | |
| General Entertainment | P | |
| Indoor Recreation | P | |

Use Regulations

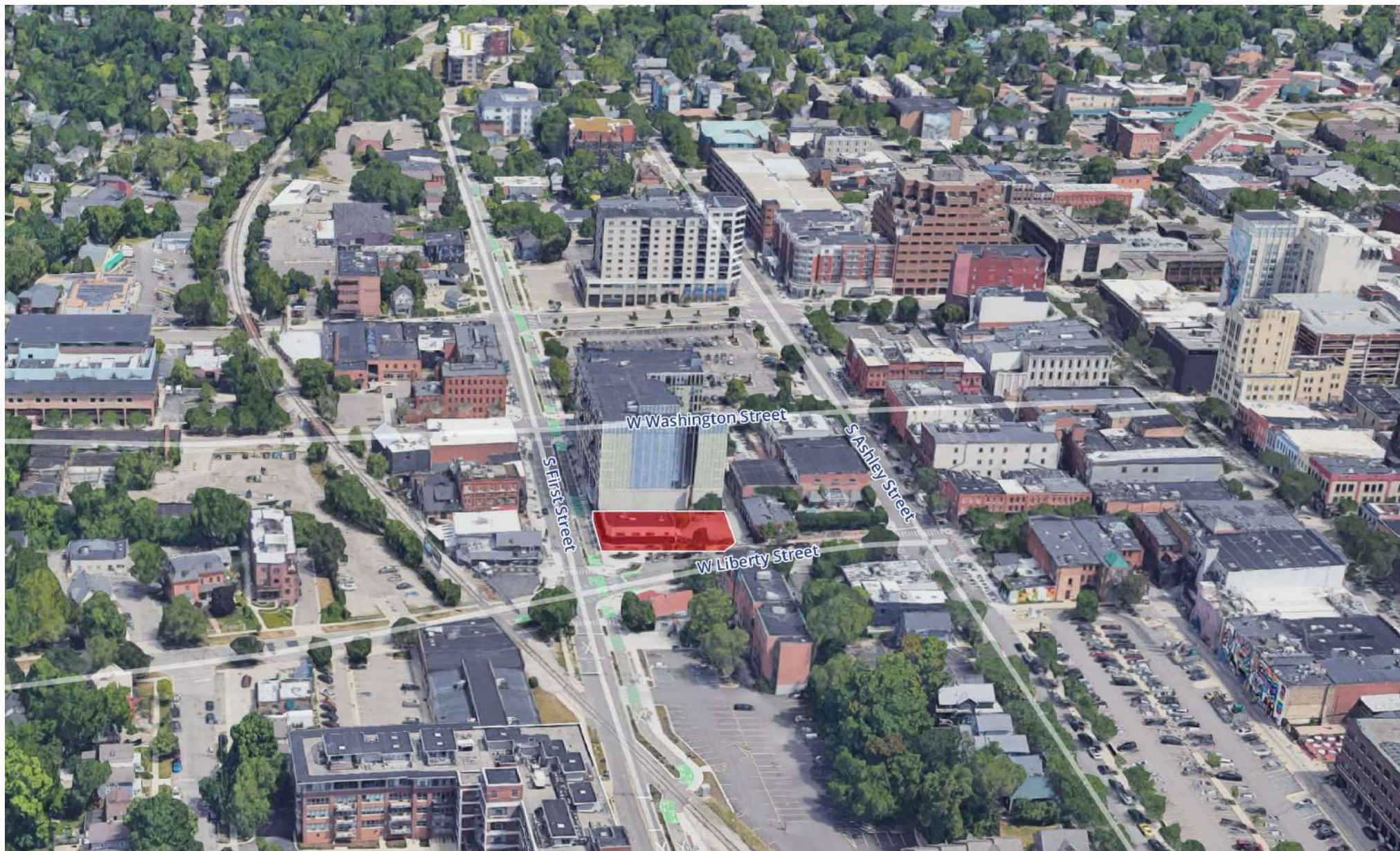
P -- Permitted Uses

E -- Special Exception

A -- Accessory Uses

Zoning – D1, Downtown Core District

Redevelopment Opportunity

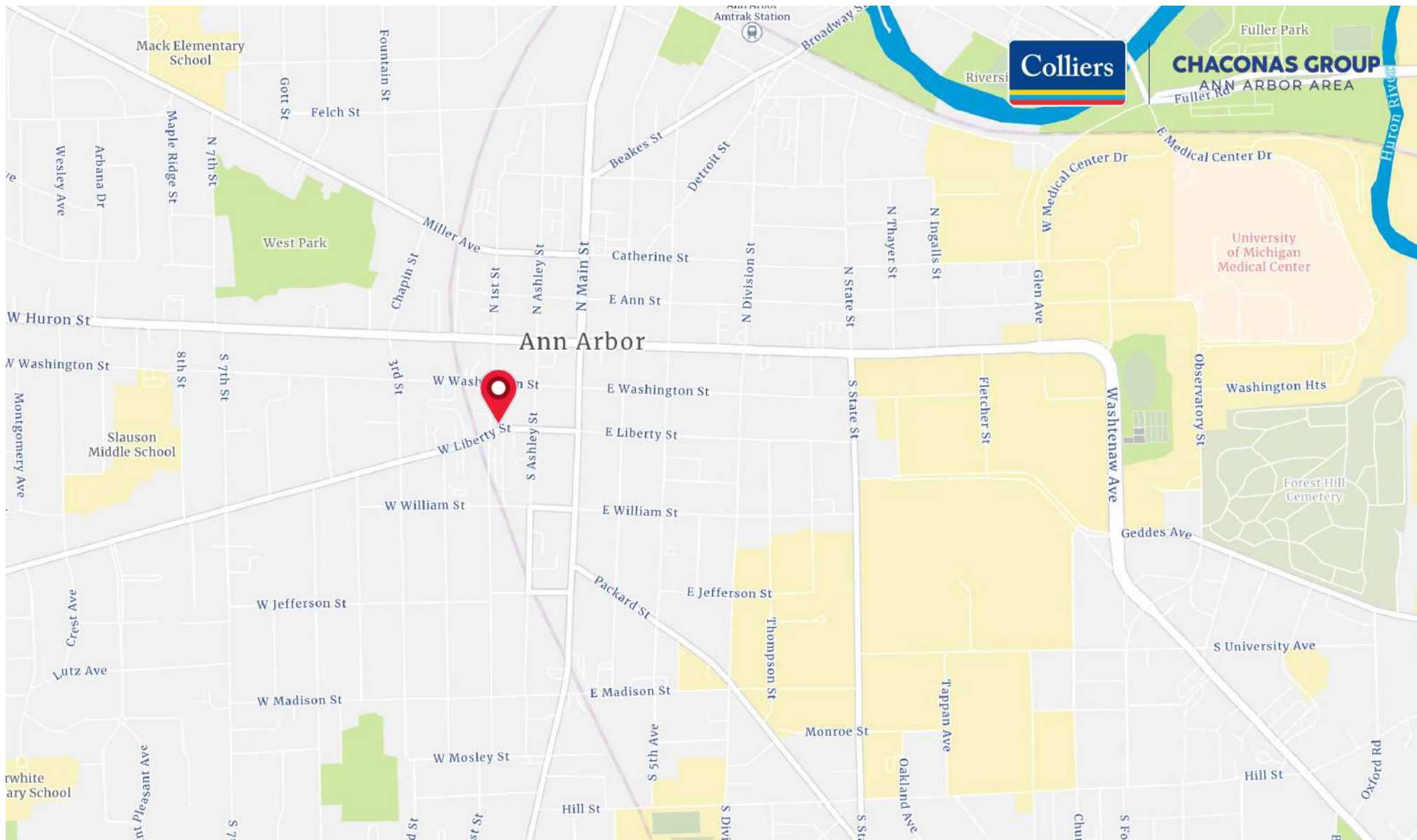


AERIAL MAP

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
annarbor@colliers.com

