

# FOR SALE



**CHACONAS GROUP**  
ANN ARBOR AREA



## CAMPUS PROPERTY

709 N University Avenue  
Ann Arbor, Michigan

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

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





# FOR SALE

3,380 SF Investment / Owner-User Property

## PROPERTY HIGHLIGHTS

- 3,380 SF
- Two-Story Campus Investment or Owner-User Property
- Currently Leased to Bruegger's Enterprises to January 31, 2027
- Prime Location on N University Ave, Near S State Street, and the University of Michigan's Central Campus
- Surrounded by Established Retail and Adjacent to the future Legends Global Merchandise, the Official Retail Partner for the University of Michigan Athletics
- Great Opportunity for a Café or Restaurant User Looking for a Presence on Campus, or Lease for a NNN Investment
- Offered at \$2,200,000



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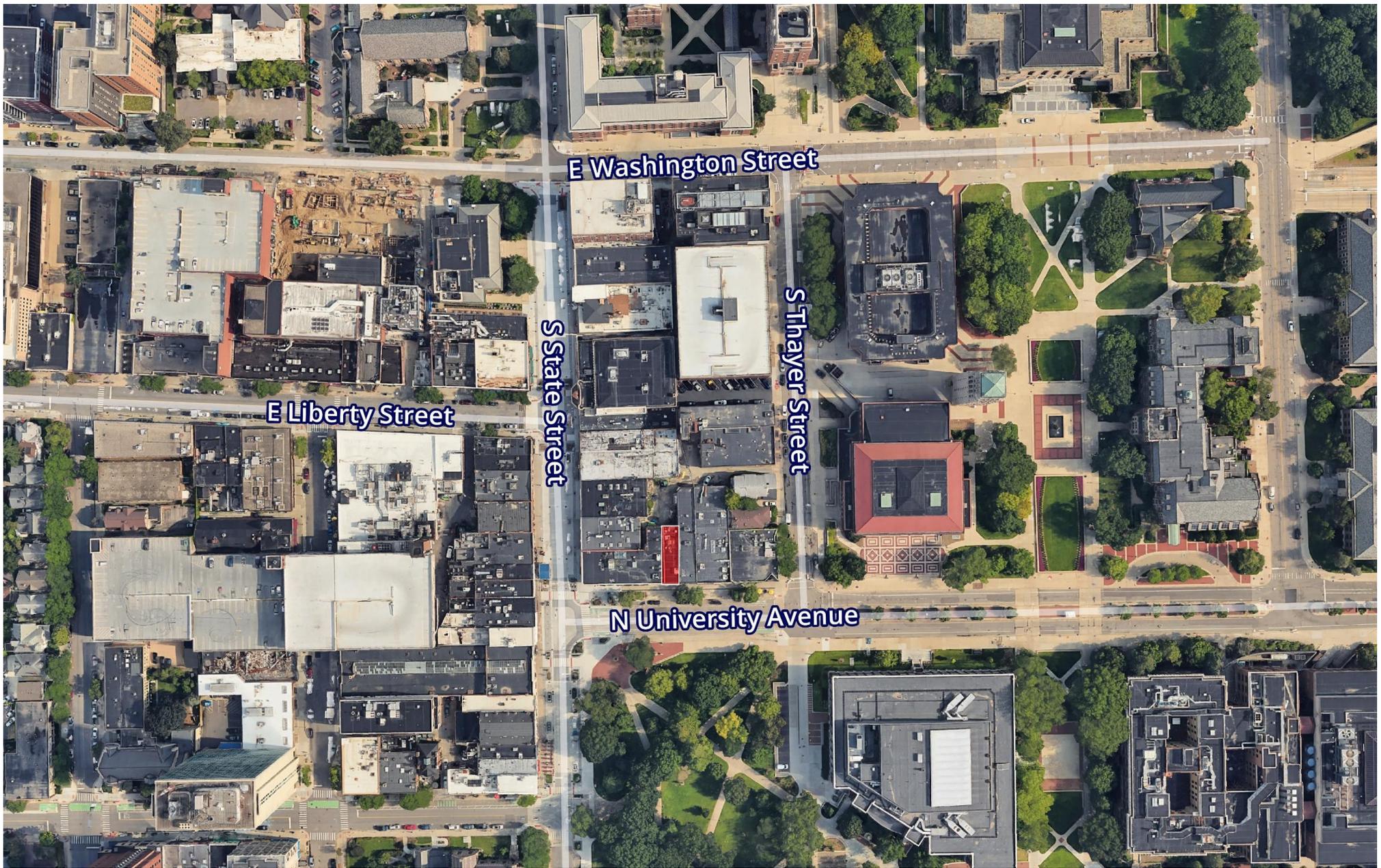


# ASSESSOR SKETCH

3,380 SF Investment / Owner-User Property



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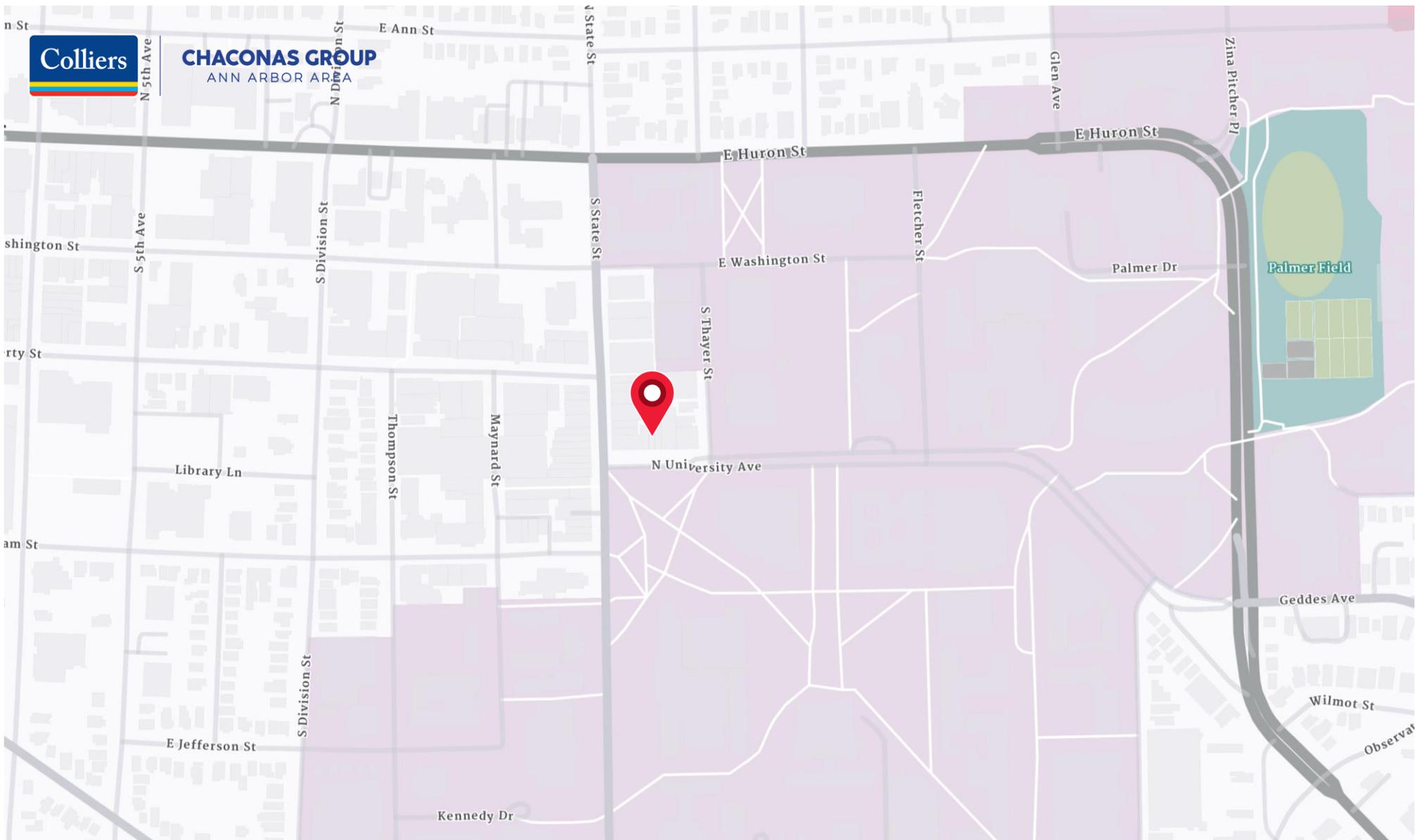


# PROPERTY AERIAL

3,380 SF Investment / Owner-User Property



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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.

# LOCATION MAP

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