

Downtown Chelsea Redevelopment Opportunity

301 N EAST, CHELSEA, MI 48118



Swisher
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FOR SALE



SUMMARY

Sale Price:	\$800,000
Lot Size:	0.32 Acres
Building Size:	43,752 SF
Zoning:	C-6 Central Business District Mixed Use

PROPERTY HIGHLIGHTS

- Downtown Chelsea with high visibility
- Located within the Chelsea Clocktower Condominium Complex
- Redevelopment Opportunity
- Ideal for apartment conversion, industrial, or office
- Potential for 38 one and two bedroom units
- Surface parking
- 13,761 sf footprint
- Engineering studies, reports, & architectural work available

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Michael Jurgenson, CCIM

MIKEJ@SWISHERCOMMERCIAL.COM

Jeff Evans

JEFFEVANS@SWISHERCOMMERCIAL.COM

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***Building
relationships.***

DEVELOPMENT OVERVIEW

Engineering studies, reports, and architectural work (Quinn Evans) are available with purchase. Potential for 55,600 SF with 38 one and two bedroom apartment units.

AREA OVERVIEW

Chelsea, Michigan is a thriving small city in southeastern Michigan with an abundance of shopping, dining, entertainment, and local activities. Over the years, Chelsea has evolved into a diverse community, embracing its agricultural heritage, maintaining an active manufacturing base, and cultivating a vibrant art scene.

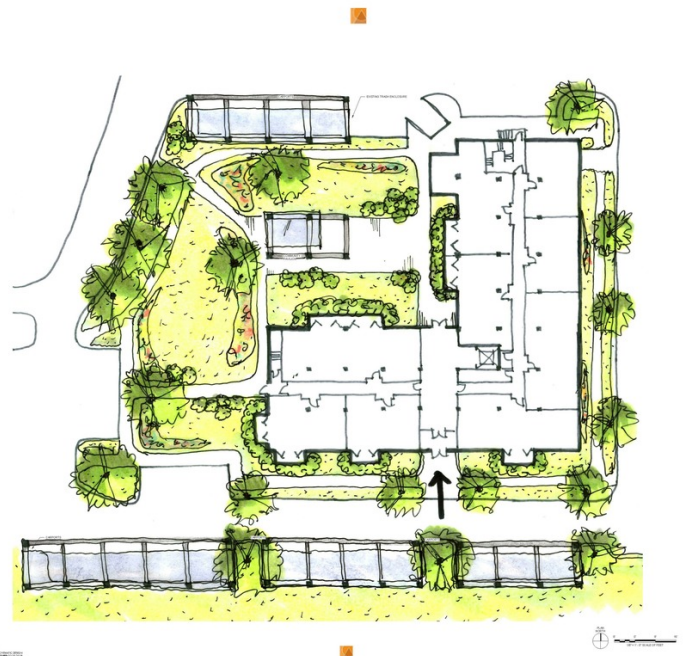
The unique and lovely architecture that defines Chelsea is a treasure to be experienced. Streets, buildings, parks and businesses serve as reminders of Chelsea's long history. Recently honored as a National Register of Historic Places designation, the downtown area abounds with history wherever you turn.

Chelsea's thriving shopping district offers both residents and visitors alike the pleasant ambiance of tree-lined streets and cheerful storefronts. Visitors can stroll down historic Main Street, the home of specialty shops, gift boutiques, markets, restaurants, cafes, and visitor tours at Chelsea Milling, home of Jiffy Mix.

The beautiful 25,000-acre Waterloo Recreation Area is literally at Chelsea's doorstep. You can experience the beauty of Michigan's unique wilderness, wildlife and geological wonders in this protected area.

Chelsea counts outstanding educational and health care among its many valuable resources. The Chelsea School District's excellent staff and high level of parental involvement prepare students of all ages for a bright future. The Chelsea Community Hospital, nestled in a beautiful, wooded setting, provides quality healthcare, including a Health and Wellness Center, a Head Pain Program, a Woman's Health Center and ER services.

For more than 100 years, Chelsea has been an ideal place for seniors to enjoy their lives. With many organizations dedicated to providing senior services including the Chelsea Senior Center and the Chelsea Community Hospital, seniors can stay active and feel comfortable knowing that the full spectrum of resources are available within their community.



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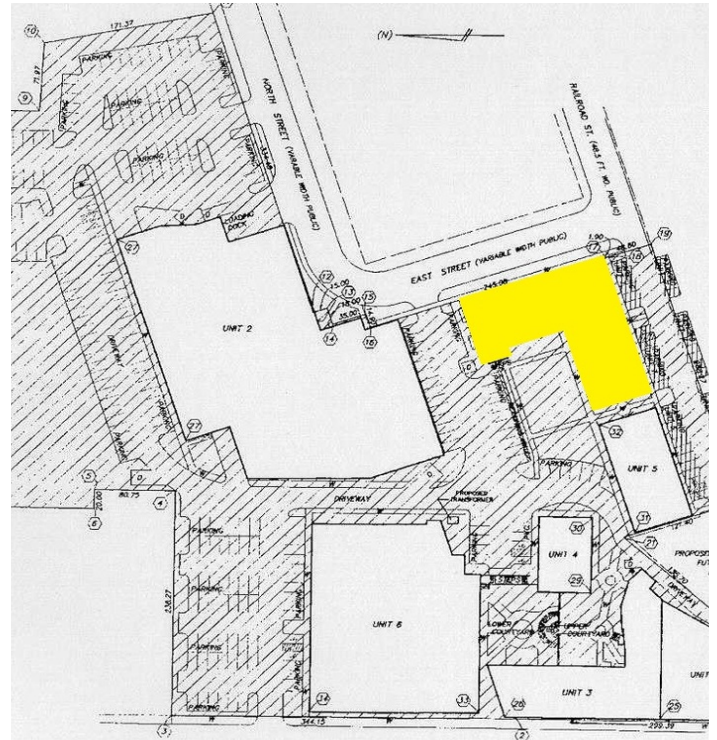
ZONING OVERVIEW

Central Business District (Downtown) Goals. As Chelsea's downtown is the focal point of the community, its historic qualities are a major factor in making the downtown a unique place. This plan promotes the following downtown values:

- _ Ensure the economic viability of the downtown through a diversified mixture of complementary commercial, office, residential and civic uses.
- _ Preserve the historic, small-town character of the downtown.
- _ Maintain and strengthen the "sense of place" which currently exists in the downtown area.
- _ Ensure that renovations of historic buildings in the downtown retain the existing historical and architectural integrity.
- _ Ensure new infill development is compatible with the downtown's historic architecture, scale, proportion and character.
- _ Strengthen the spatial and architectural character of the existing downtown area and any underdeveloped or undeveloped land within the CBD through the provision of traditional storefronts, gathering areas, streetscape elements and building forms consistent with the current downtown.
- _ Strongly encourage the presence of a United States Post Office branch in the CBD as an important community amenity, but if the post office does move, to encourage some type of convenience postal center downtown.
- _ Ensure proper land use transitions and design treatment between the downtown district and the surrounding residential neighborhoods.
- _ Once the areas already designated as central business district on the Future Land Use Map are mostly developed, the logical future expansion of the central business district is directly adjacent to existing CBD developments, growing incrementally north along M-52 to a northern limit of Letts Creek, and west along North Street.

LEGAL OVERVIEW

M.D. L4339 P352 11/21/2003 UNIT 7 CHELSEA CLOCK TOWER
SPLIT ON 11/24/2003 FROM
FC-06-12-108-007FC-06-12-108-008FC-06-12-108-009FC-06-12-1



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