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# **Property Details**

111 S Main St. | Ann Arbor, MI

- City of Ann Arbor
- Ann Arbor Public School district
- Parcel #: 09-09-29-132-014
- Legal Description: N 21.5 FT Lot 5 B1S R4E Original Plat of Ann Arbor
- Zoned D1, Downtown Core District
- 4-story building with built-out lower level
- 13,750 SF
- 2023 SEV: \$1,588,900
- 2023 TV: \$1,321,101
- 2023 Summer (Jul Jun) Tax: \$39,928.56
- 2023 Winter (Dec Nov) Tax: \$20,691.97
- First Merchants Bank will finance the property
- Selling Price: \$8,100,000



We have no reason to doubt the accuracy of the information contained herein, but we cannot guarantee it. All information should be verified before purchase or lease. The presented square footage is estimated and to be confirmed by the Purchaser.

# **Property Description**

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Discover this prime 13,750 SF four-story investment property in the heart of downtown Ann Arbor with a high cash flow. Boasting professional cannabis anchor tenant, Misty PC II LLC, with exclusive use rights on South Main Street, this property presents a lucrative opportunity for investors.

Meticulously maintained and recently updated, the property features modern amenities including an elevator for convenient access. With three additional tenants occupying the upper levels, each floor offers spacious open layouts, high ceilings adorned with exposed beams, hardwood floors, charming exposed brick walls, restrooms, kitchen areas, and abundant natural light throughout.

The street-level space and fully built-out lower level (with restrooms, offices, and a secure space) are leased to Misty PC II LLC, the second floor is home to Stay Well Sports, a physical therapy office known for its expertise and excellence. On the third floor, Workantile, a vibrant coworking community, fosters creativity and collaboration among its members. Ascend to the upper level to discover a handsome private office boasting exclusive access to a breathtaking rooftop deck with panoramic views of downtown Ann Arbor.



#### **City of Ann Arbor Marijuana Approved Provisioning Facilities**

Strategically positioned on Main Street with no historic district restrictions and a desirable D-1 Zoning, allowing for vertical growth up to 20 stories, and amidst bustling multi-family developments, student housing, established neighborhoods, thriving businesses, and vibrant retail establishments, this property enjoys great visibility and foot traffic. Conveniently located between E Washington St. and E Huron St., with seamless access to major thoroughfares including M-14, Stadium Blvd., and nearby I-94.

Benefitting from proximity to public parking garages, the University of Michigan's central campus, Kerrytown, and surrounding communities, this property is an enticing investment opportunity in a highly desirable locale. Available for acquisition at \$8,100,000, further details are accessible upon execution of a confidentiality agreement.

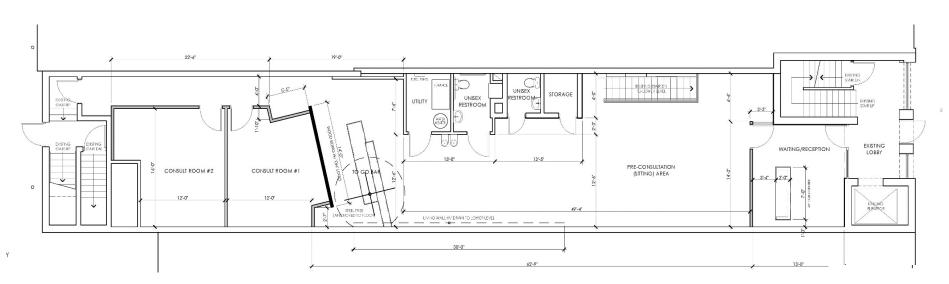
# Photos | Anchor Tenant

111 S Main St. | Ann Arbor, MI



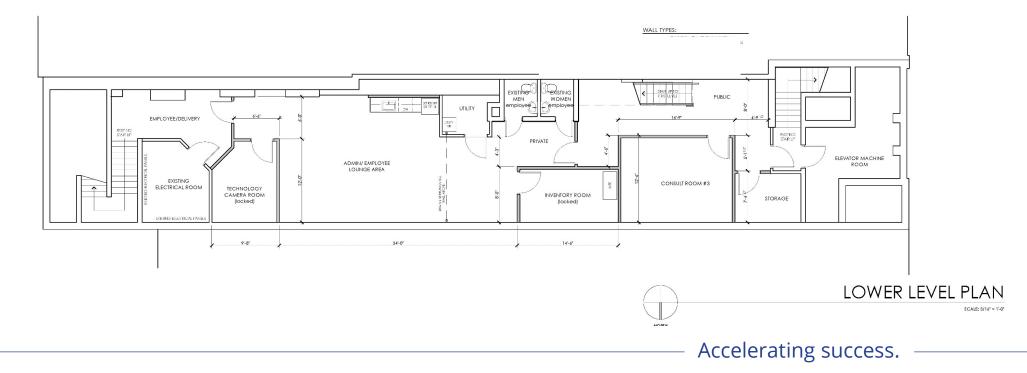
# Floor Plan | Anchor Tenant

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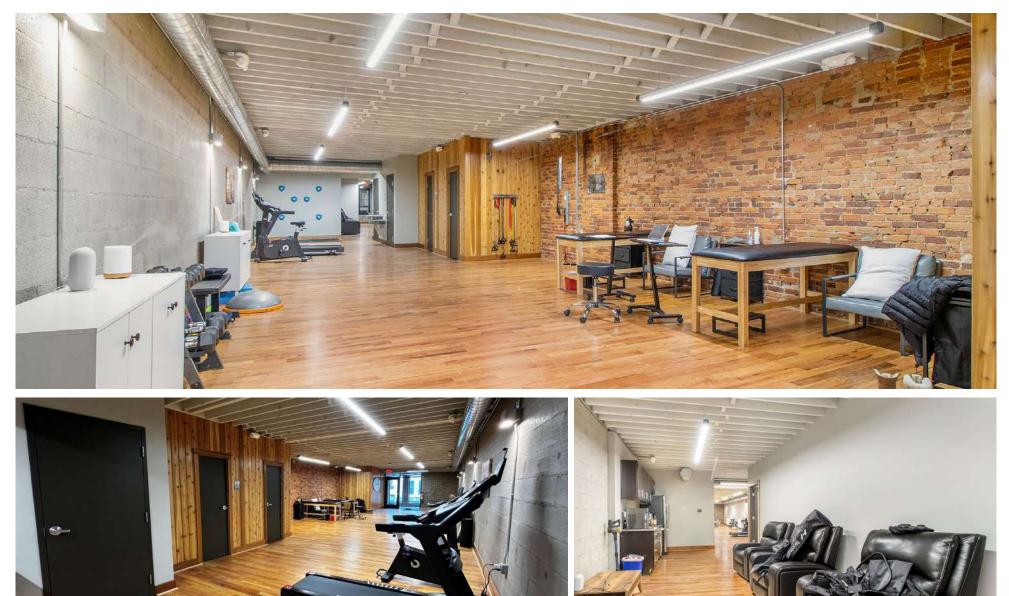


SCALE: 3/16" = 1'-0"



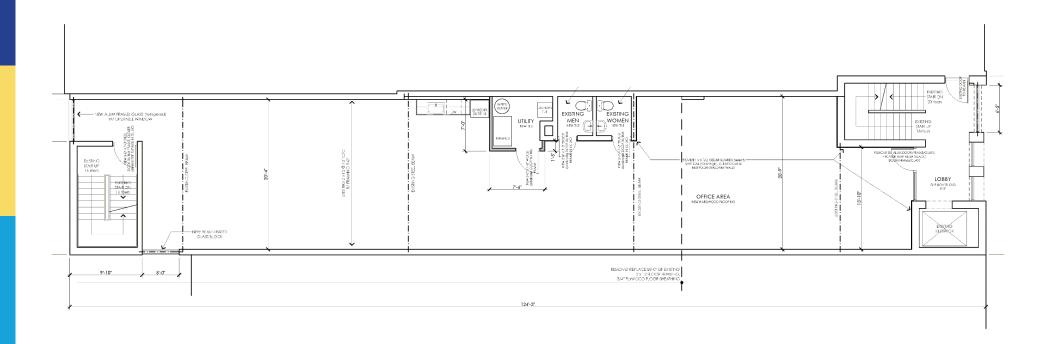
## Photos – 2nd Floor

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# 2nd Floor Plan

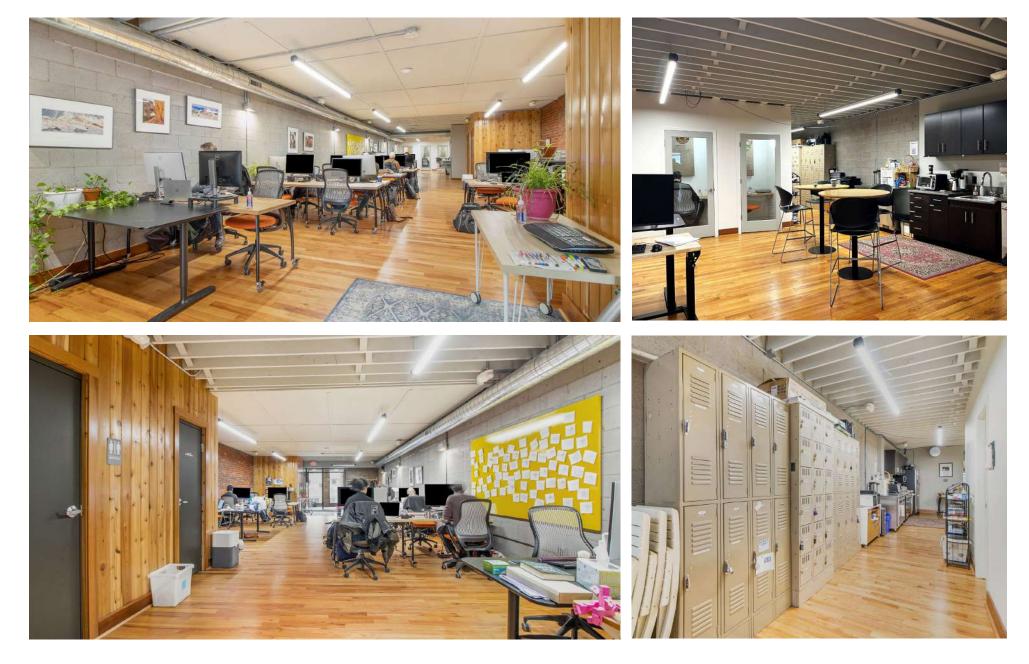
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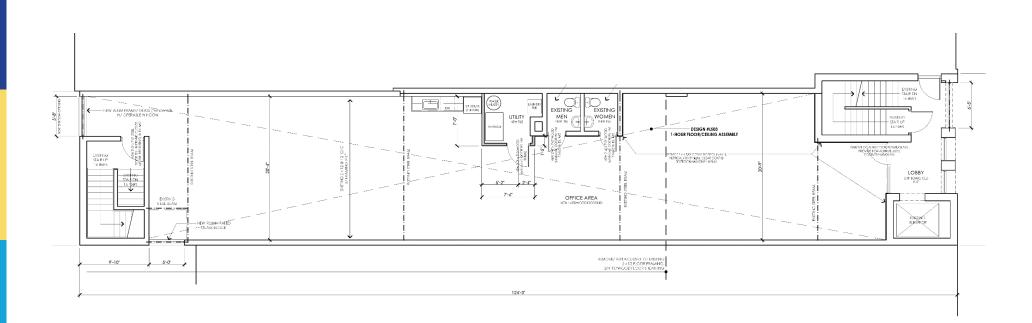
# Photos – 3rd Floor

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# 3rd Floor Plan

111 S Main St. | Ann Arbor, MI





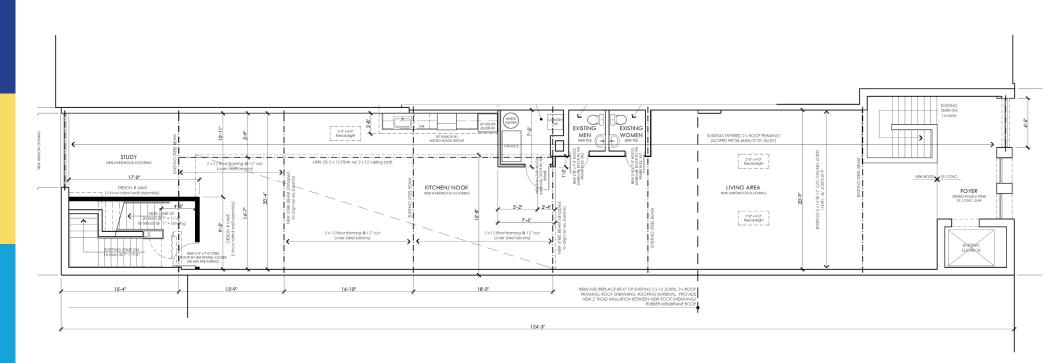
## Photos – 4th Floor

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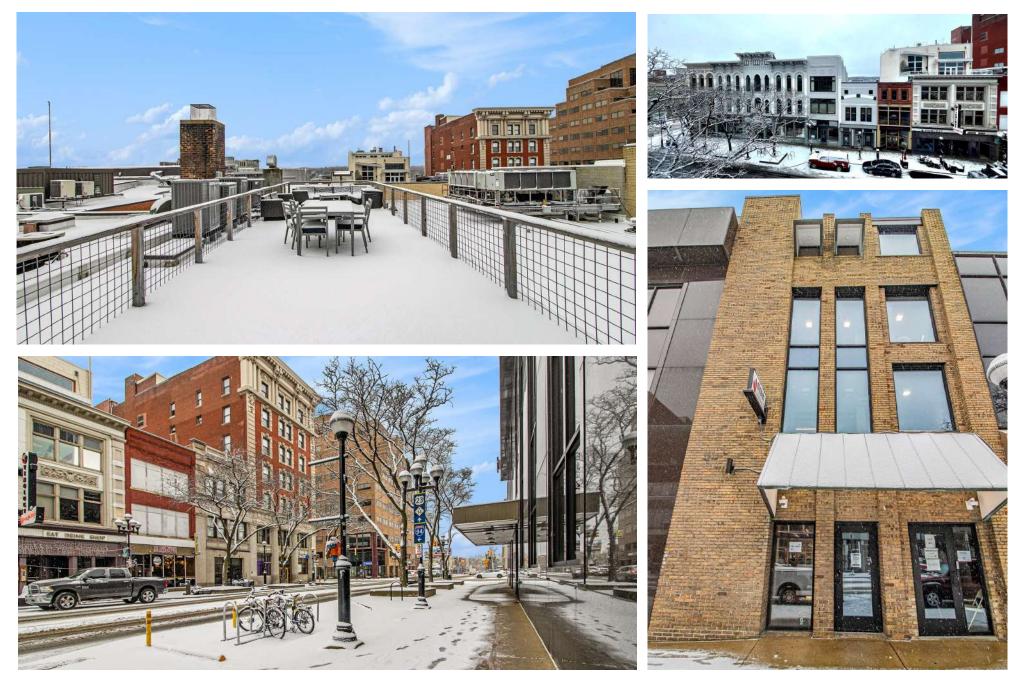
# 4th Floor Plan

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$\square$	FOURTH LEVEL PLAN
	SCALE: 3/16" = 1-0"

### Photos – Exterior 111 S Main St. | Ann Arbor, MI



# Demographics – 3 Mile Radius

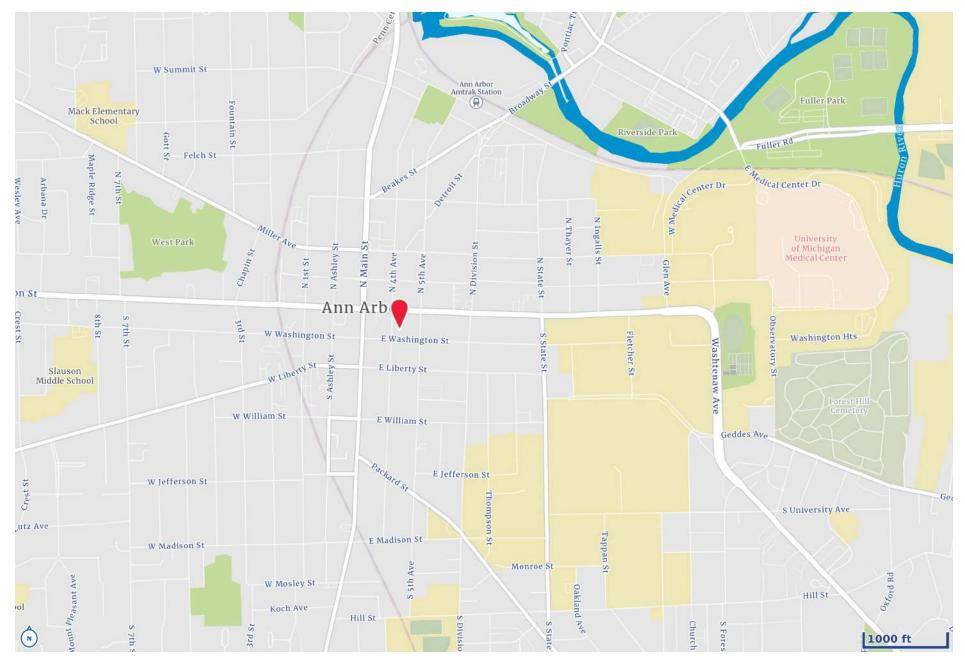
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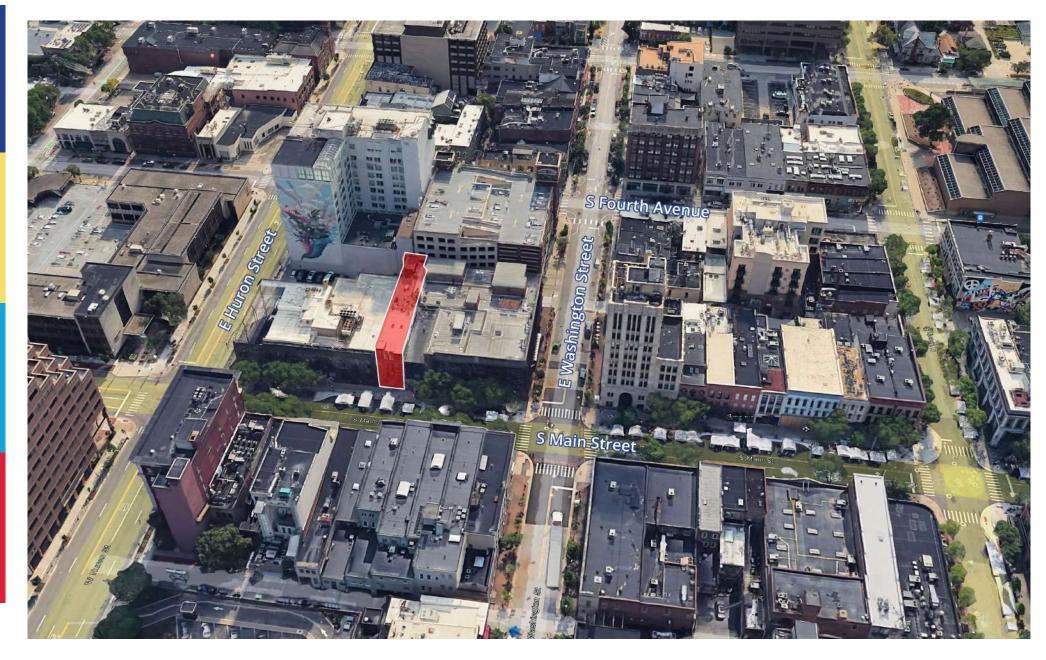


# Location

111 S Main St. | Ann Arbor, MI



### Aerial 111 S Main St. | Ann Arbor, MI





CHACONAS GROUP

# FOR SALE

111 S Main St. | Ann Arbor, MI

**Colliers Ann Arbor** 

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