

FOR SALE

111 S Main St. | Ann Arbor, Michigan

CHACONAS GROUP

ANN ARBOR AREA

734 994 3100

annarbor@colliers.com



Colliers

Colliers Ann Arbor

1955 Pauline Blvd., Suite 400

Ann Arbor, MI 48104

colliersannarbor.com



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Property Details

111 S Main St. | Ann Arbor, MI

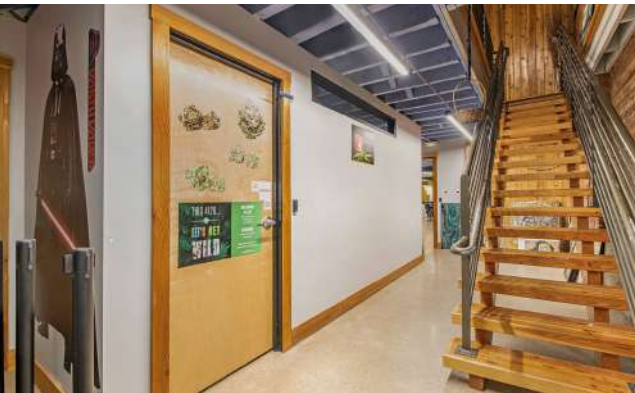
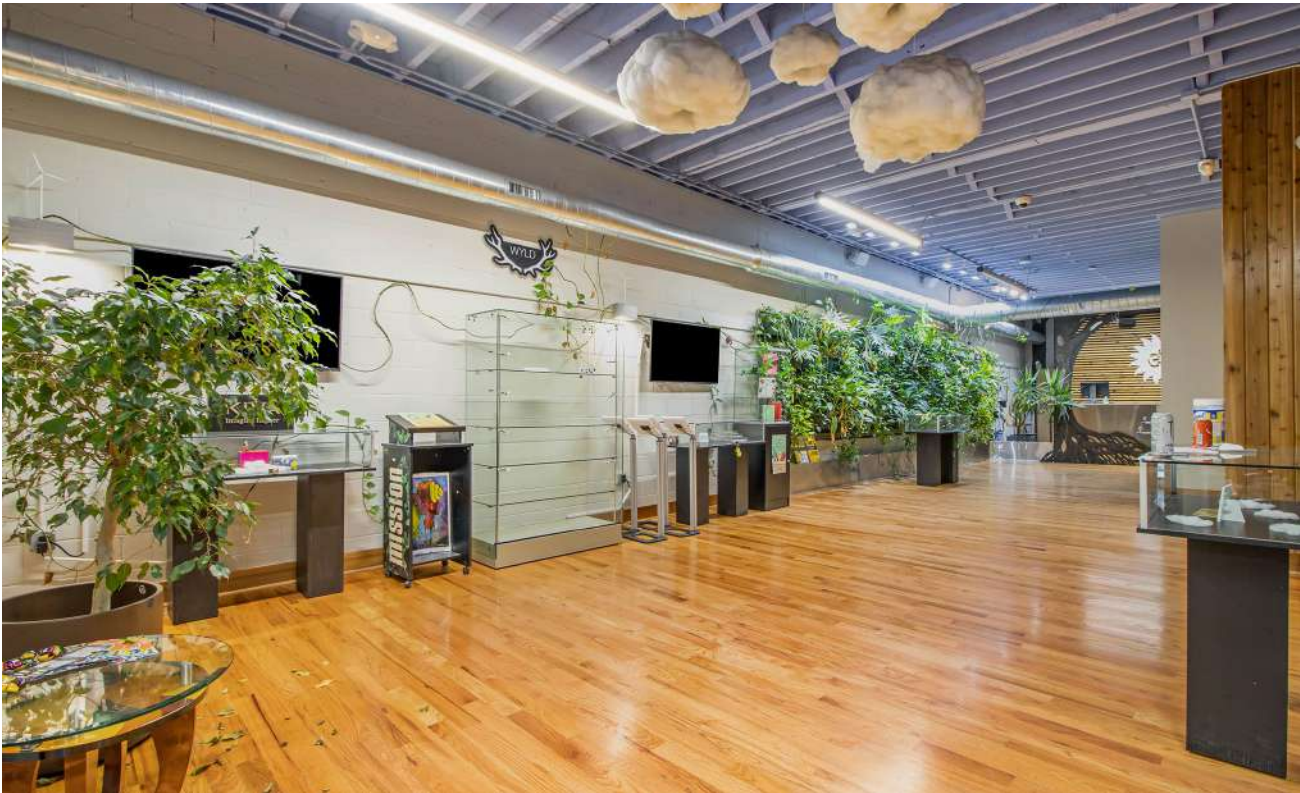
- City of Ann Arbor
- Ann Arbor Public School district
- Parcel #: 09-09-29-132-014
- Legal Description: N 21.5 FT Lot 5 B1S R4E Original Plat of Ann Arbor
- Zoned D1, Downtown Core District
- 4-story building with built-out lower level
- 13,750 SF
- 2023 SEV: \$1,588,900
- 2023 TV: \$1,321,101
- 2023 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.

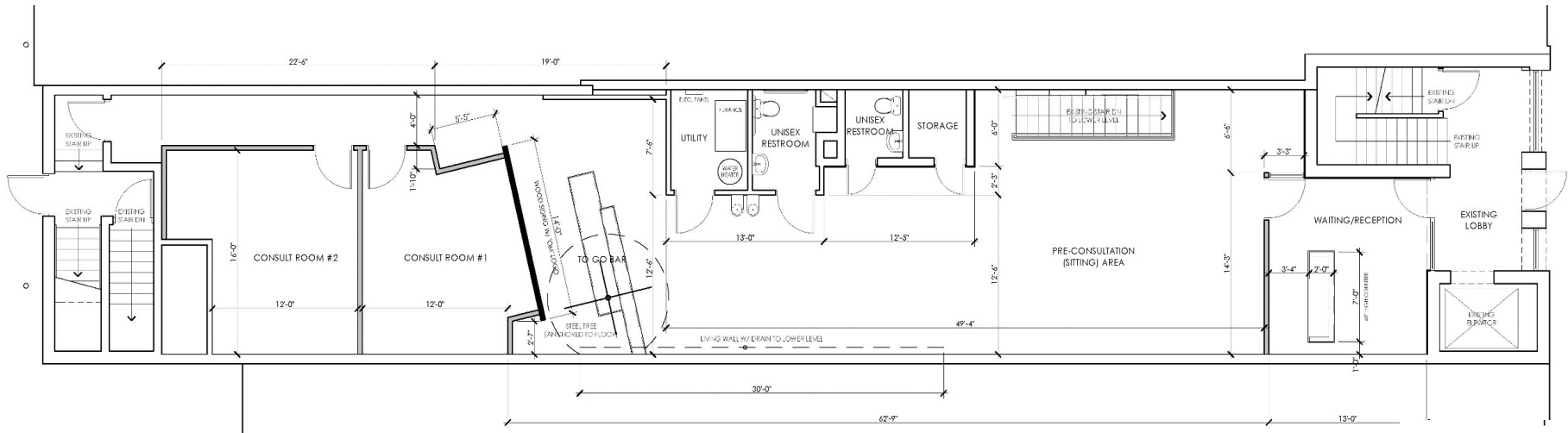
Photos | Anchor Tenant

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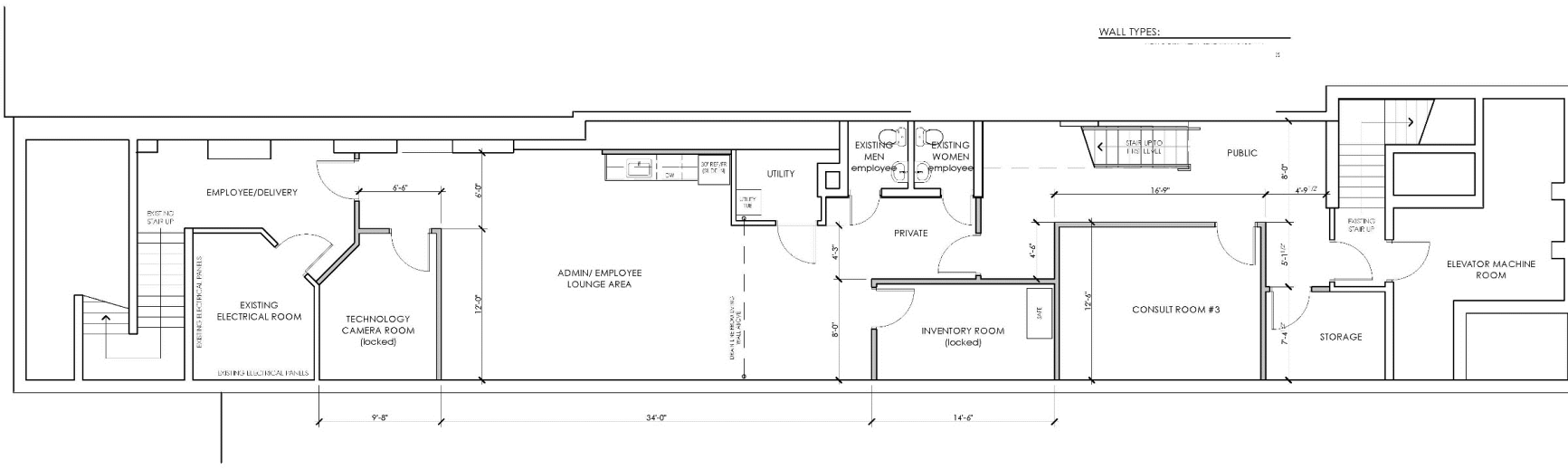
Floor Plan | Anchor Tenant

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FIRST LEVEL PLAN

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



LOWER LEVEL PLAN

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



Photos – 2nd Floor

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Photos – 3rd Floor

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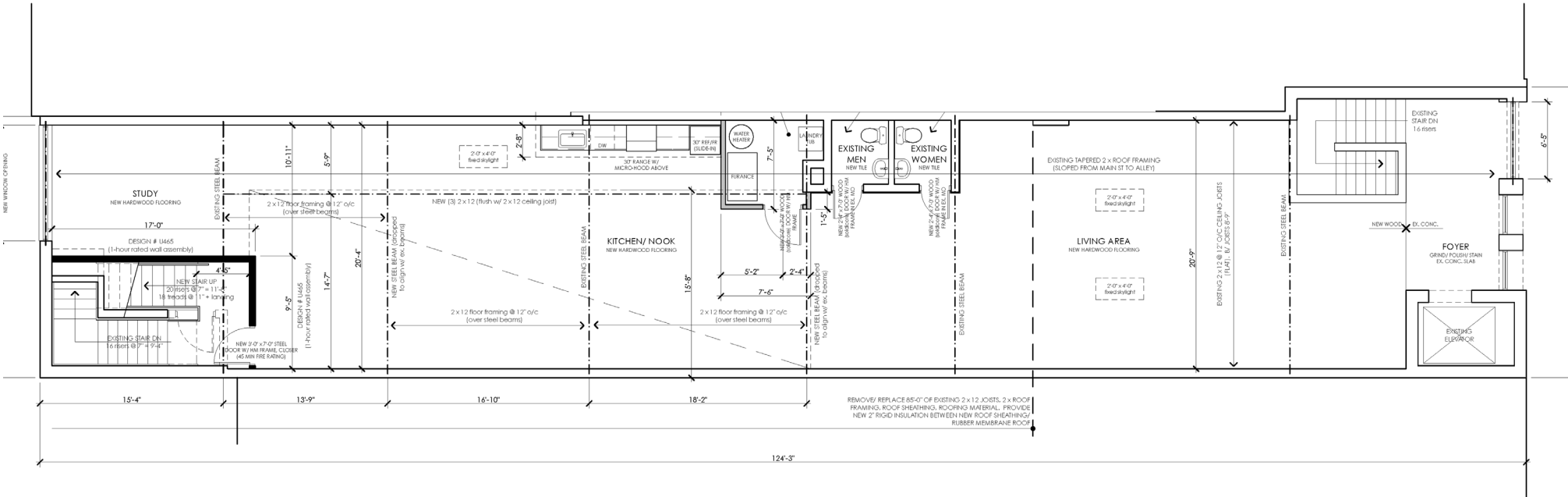
Photos – 4th Floor

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4th Floor Plan

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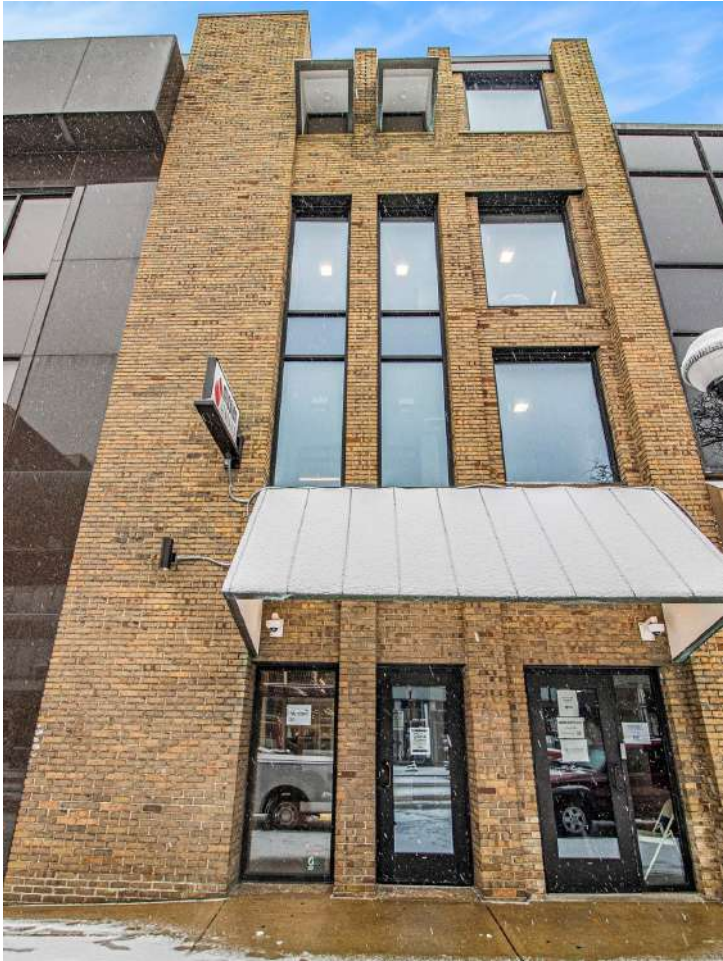


FOURTH LEVEL PLAN

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

Photos – Exterior

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Demographics – 3 Mile Radius

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Wealth & income



\$78,234

Median household income



\$53,053

Per capita income



\$64,092

Median disposable income



\$444,411

Median home value



\$80,714

Median net worth



43,390

Households

Avg Annual Food & Alcohol Spending Per HH



\$12,413

Food



\$7,839

Food at Home



\$4,574

Food Away from Home



\$811

Alcoholic Beverages



\$516

Alcoholic Beverages at Home



\$295

Alcoholic Beverages Away from Home

Avg Annual Household Goods Spending Per HH



\$1,046

Housekeeping Supplies



\$3,443

Household Furnishings & Equipment



\$148

Household Textiles



\$985

Furniture



\$556

Major Appliances



\$127

Housewares

Avg Annual Spending Per Household



\$107,194

Annual Budget Expenditures



\$32,429

Retail Goods

Avg Annual Entertainment/Recreation Spending Per HH



\$4,255

Entertainment/Recreation



\$330

Sports/Rec/Exercise Equipment



\$52

Books



\$59

Photo Equipment/Supplies



\$190

Toys/Games/Crafts/Hobbies

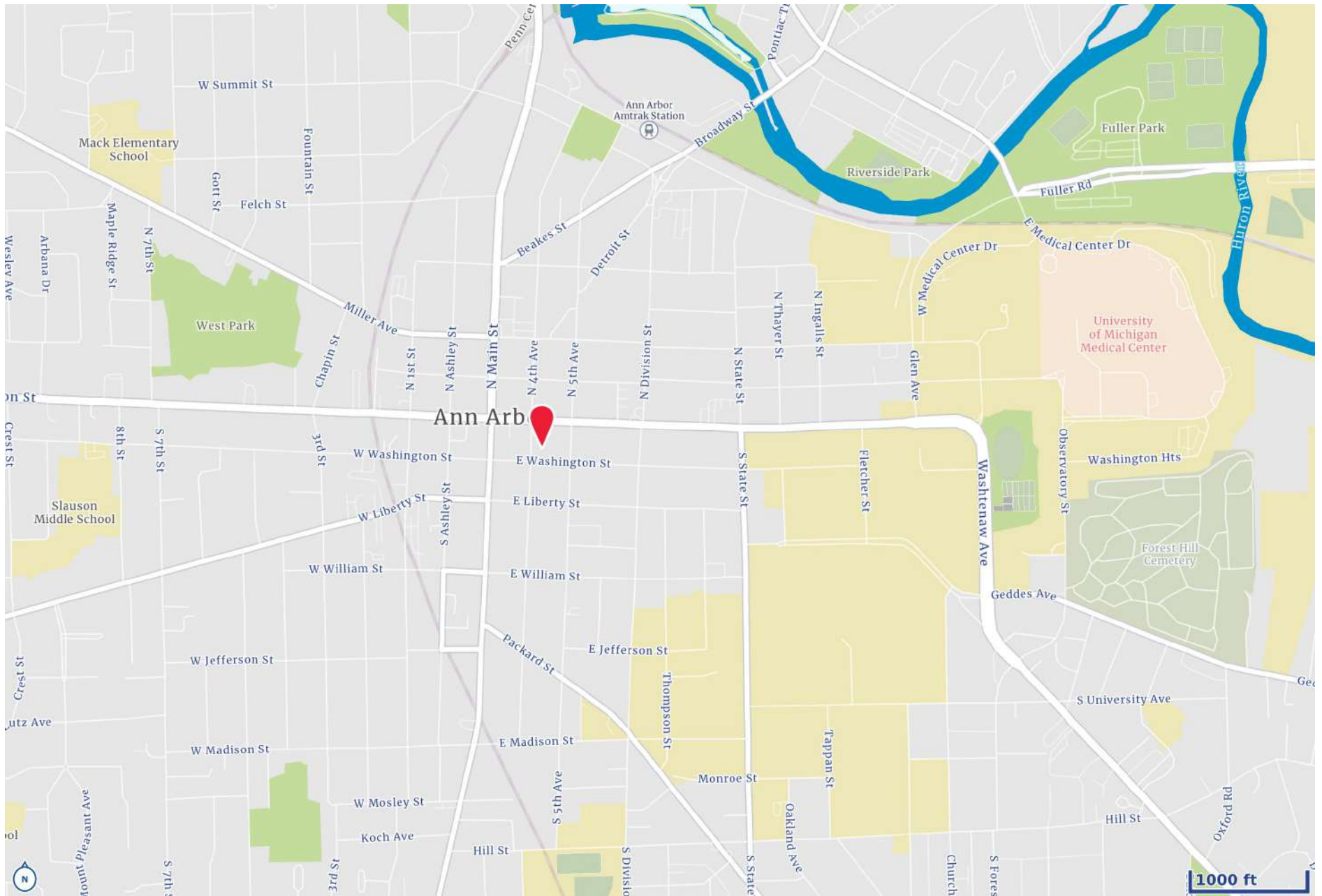


\$1,577

TV/Video/Audio

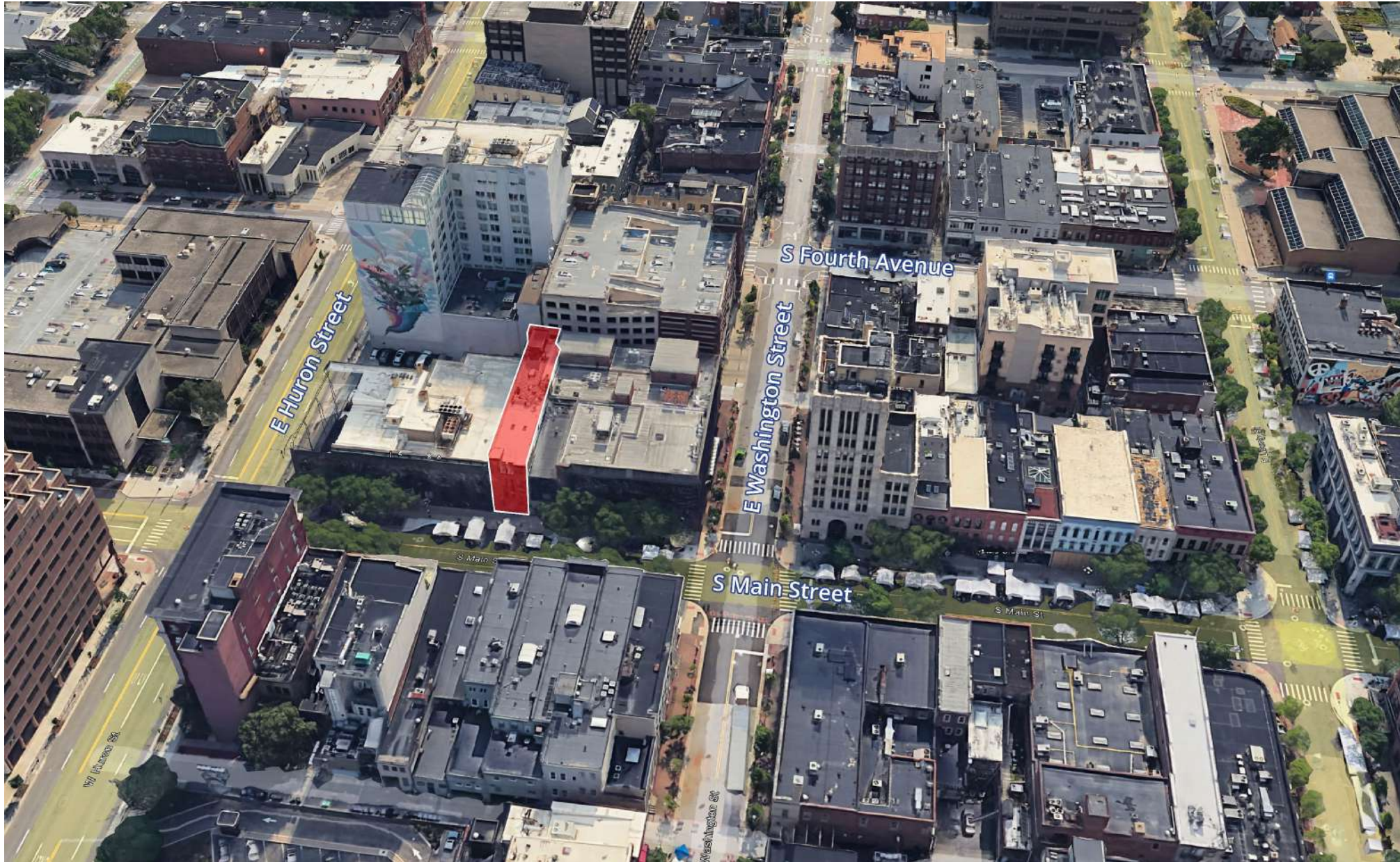
Location

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Aerial

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