



For Sale

Office / Retail • Property Highlights

200 S. Ashley St. | Ann Arbor, MI

- Small, Yet Formidable! Prime Location in Downtown Ann Arbor
- 1,008 SF with Onsite Parking
- Great Opportunity for an Owner-User seeking their own Office, Retail Space, or Café
- Open Floor Plan, Expansive Storefront Windows, Sliding Door to Garage - Ideal for Café Dining Expansion
- Surrounded by Established Businesses, Restaurants, and Retail
- Walking Distance to Student Housing, Multi-Family Apartments, Neighborhoods, and U of M's Central Campus
- Zoned as D-1 Downtown Core District Permitting Variety of Uses, Including Redevelopment
- **Listed at \$1,500,000**

CHACONAS GROUP
ANN ARBOR AREA

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Property Photos



Property Photos





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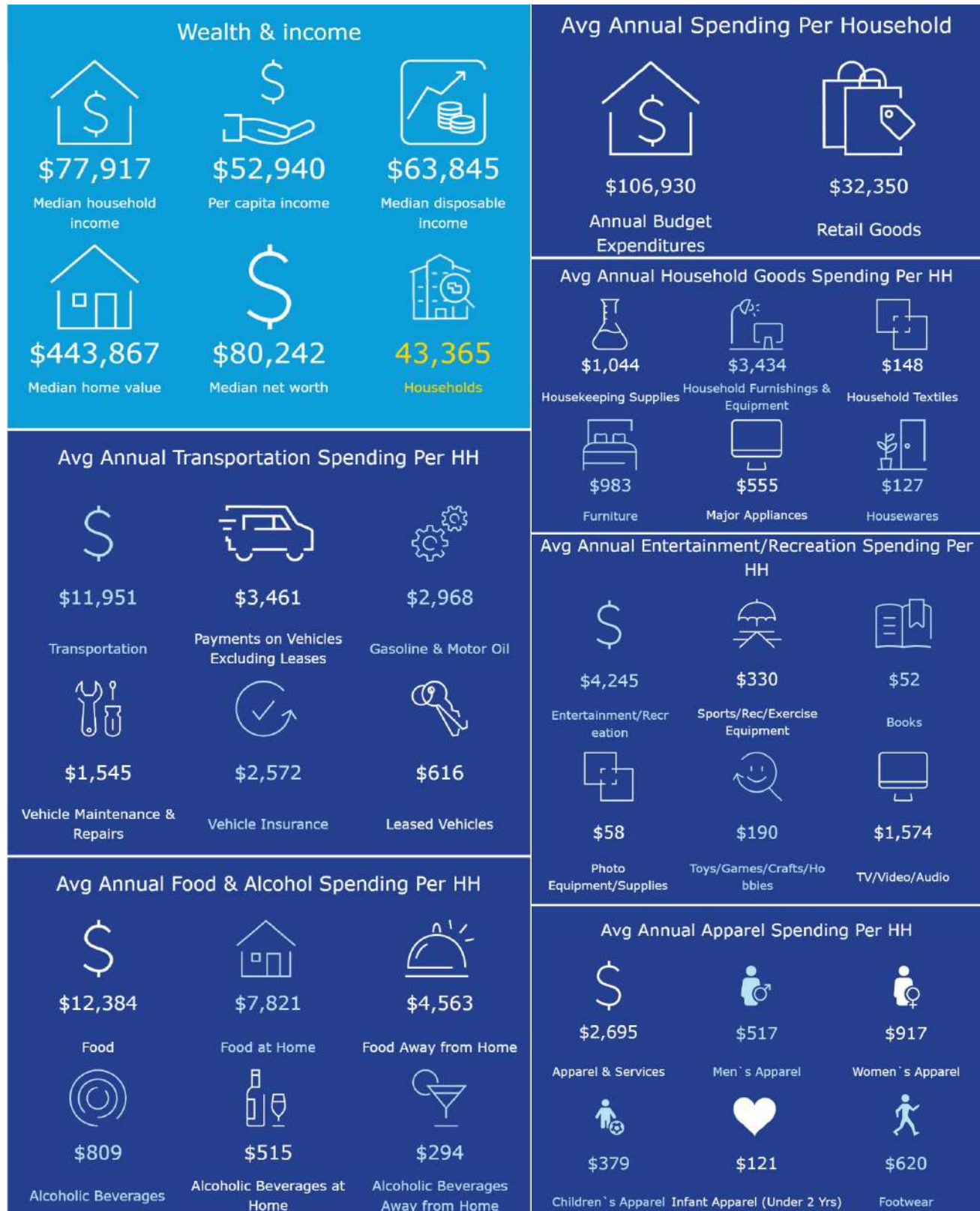
Zoning – D1 Downtown Core District

D1 Downtown Core District: This district is intended to contain the downtown's greatest concentration of development and serves as a focus for intensive pedestrian use.

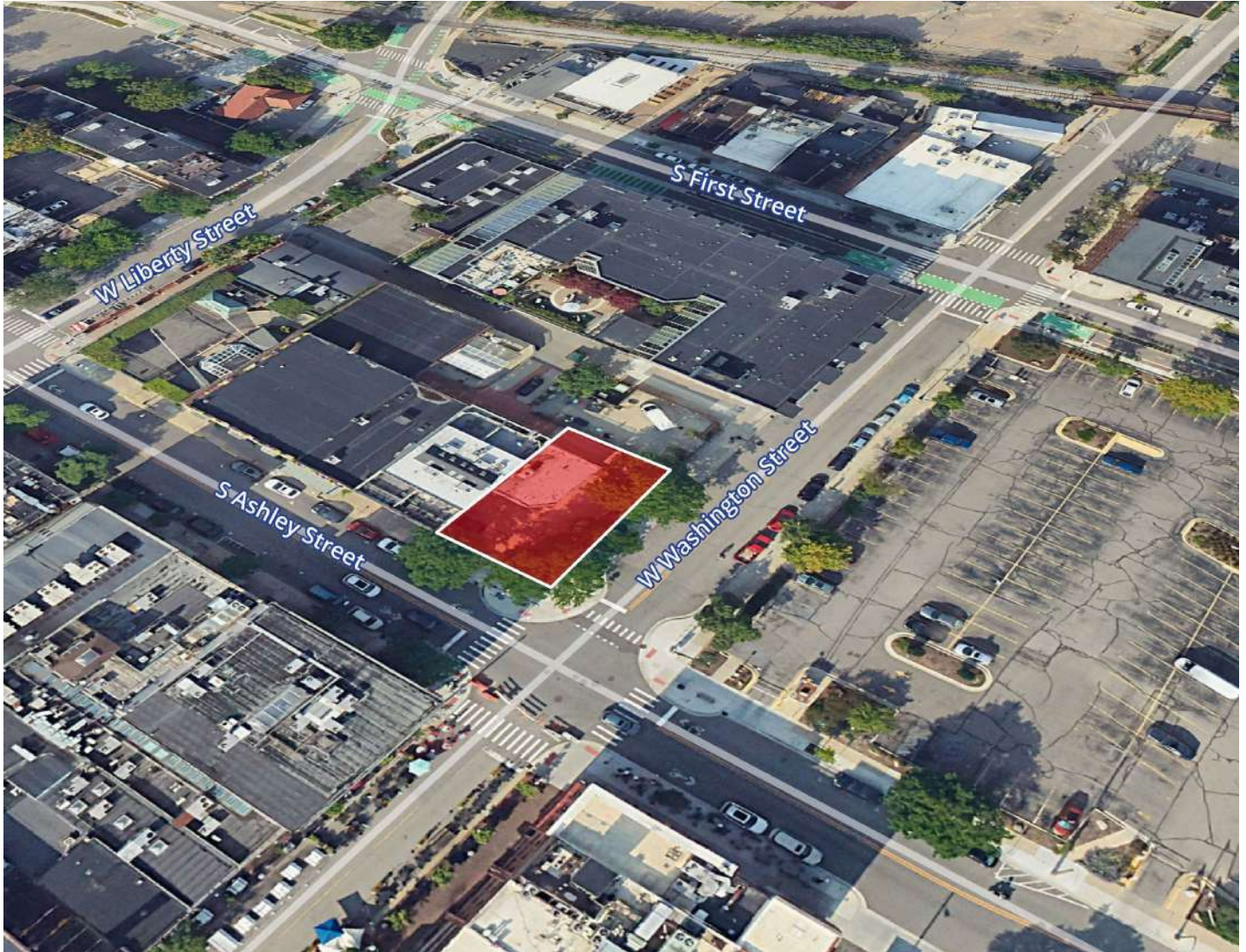
PRIMARY USE		PRIMARY USE		PRIMARY USE	
P = Permitted Uses E = Special Exception Uses					
USE		USE		USE	
Adult Foster Care	P	Funeral Services	P	Automobile Sales & Rental	E
Dwelling, Assisted Living	P	Government Office	P	Marijuana Consumption Facility	E
Dwelling, Multi-Family	P	Library	P	Fueling Station	E
Dwelling, Single-Family	P	Religious Assembly	P	Outdoor Sales	P
Dwelling, Townhouse	P	Day Care	P	Mobile Food Vending	P
Dwelling, Two-Family	P	School	P	Restaurant, Bar	P
Emergency Shelter	P	Nursing Care Facility	P	Retail Sales, General Merch	P
Fraternities, Sororities, & Co-Op	P	Bed & Breakfast	P	Automobile Repair	E
Group Housing	P	Hotel	P	Laundry, Cleaning, Garment Services	P
Community Center	P	Artist Studio	P	Parking Lot/Structure	P
Museum, Art Gallery	P	Indoor Recreation	p	Personal Services	P
Vehicle Wash	E	Vet, Kennel, Boarding	P	Bank, CU, Financial	P
Office, General, Medical, Dental	P	Nonprofit Corp	P	Medical Laboratory	P
Broadcasting Facility	P	Data Processing & Computer Centers	P	Wireless Communication Facility	E



Demographics – 3 Mile Radius



Aerial



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.

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