

# FOR SALE

205 E Washington St | Ann Arbor, Michigan

**CHACONAS GROUP**

ANN ARBOR AREA

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**Colliers**

**Colliers Ann Arbor**

1955 Pauline Blvd., Suite 400

Ann Arbor, MI 48104

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# Property Details

205 E Washington St. | Ann Arbor, MI

- City of Ann Arbor
- Ann Arbor Public School district
- Located in the Main Street Historic District
- Parcel #: 09-09-29-127-007
- Legal Description: E 44 FT OF W 88 FT OF LOT 6, E 44 FT OF W 88 FT OF S 30 FT OF LOT 5, B1S, R5E ORIGINAL PLAT OF ANN ARBOR
- Zoned D1, Downtown Core District
- Three floors equaling 13,800 SF, per appraisal
- 2023 SEV: \$1,200,500
- 2023 TV: \$764,495
- 2023 Summer (Jul - Jun) Tax: \$39,928.56
- 2022 Winter (Dec - Nov) Tax: \$12,529.07
- **Selling Price: \$5,350,000**



*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

205 E. Washington St. | Ann Arbor, MI

Great downtown Ann Arbor investment possibility with this exceptional mixed-use property boasting an anchor tenant, [Blue Tractor BBQ & Brewery](#), renowned for its savory cuisine and award-winning craft beer. With a second successful location in Traverse City under the esteemed Mission Restaurant Group, this property offers a lucrative investment opportunity.

This historic three-story gem is meticulously maintained, featuring modern amenities such as full sprinkler systems, elevator access, and a rear fire escape for added safety. The upper levels are primed for versatility, whether for office spaces, upscale apartments, or lucrative short-term rentals. Bathed in natural light, these floors showcase charming architectural details including large curved windows, lofty exposed ceilings, hardwood floors, pocket doors, and exposed brick walls.

The second-floor hosts two tenants, each with spacious open layouts, private restrooms, and kitchen areas. Meanwhile, the expansive third floor features a single tenant, offering a central lobby/kitchen area, restrooms, and a versatile open floor plan.



Strategically positioned just one block east of Main Street amidst a vibrant community of established eateries, bars, and businesses, and within close proximity to the University of Michigan's bustling Central Campus, this property promises high visibility and foot traffic. Situated a stone's throw from the Fourth & Washington Parking Structure, accessibility is effortless for patrons and tenants alike.

The business operations of Blue Tractor BBQ are not included or for sale. Priced competitively at \$5,350,000, further details are available upon execution of a confidentiality agreement.

Don't miss out on this lucrative investment opportunity!



# Photos | Anchor Tenant - Blue Tractor BBQ & Brewery

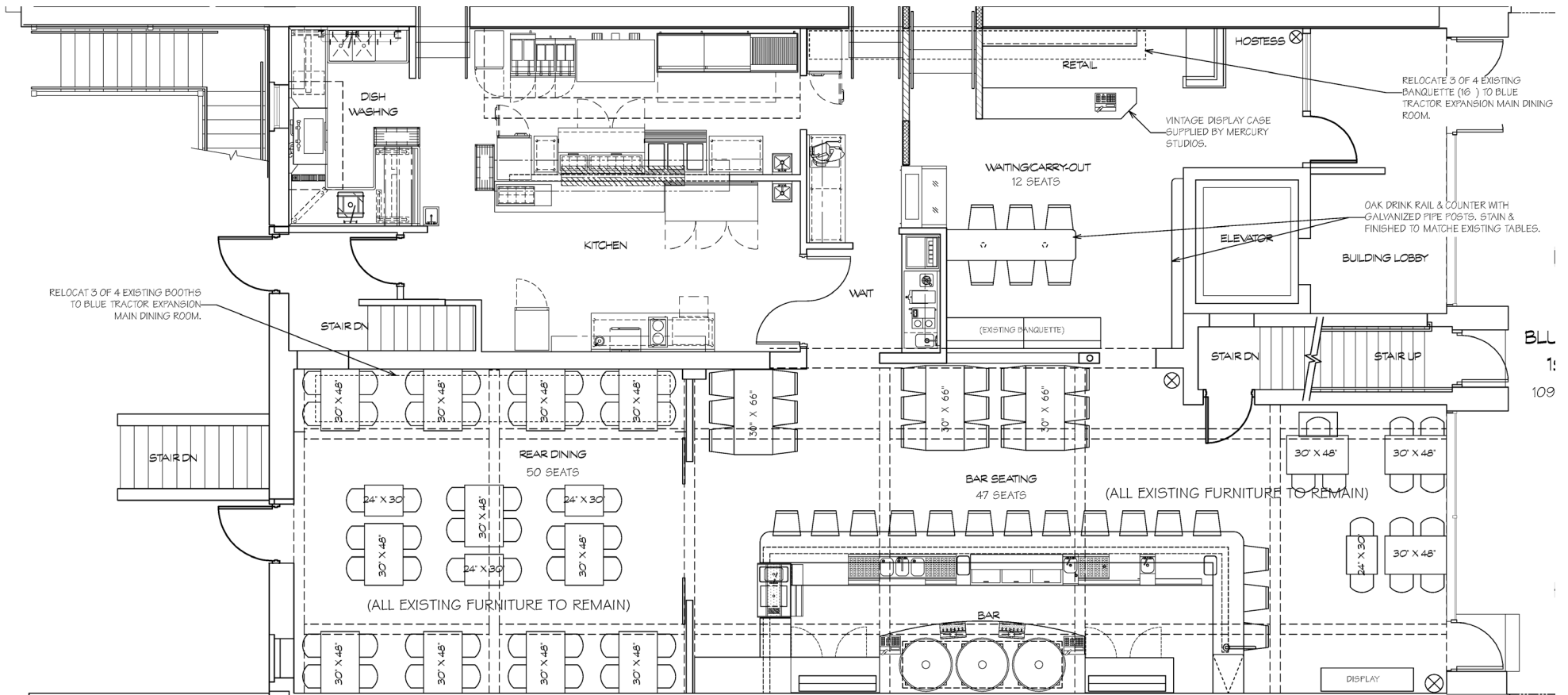
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[Click Here for Property Tour](#)

# Floor Plan – Main Level

205 E Washington St. | Ann Arbor, MI



BLL  
1:  
109



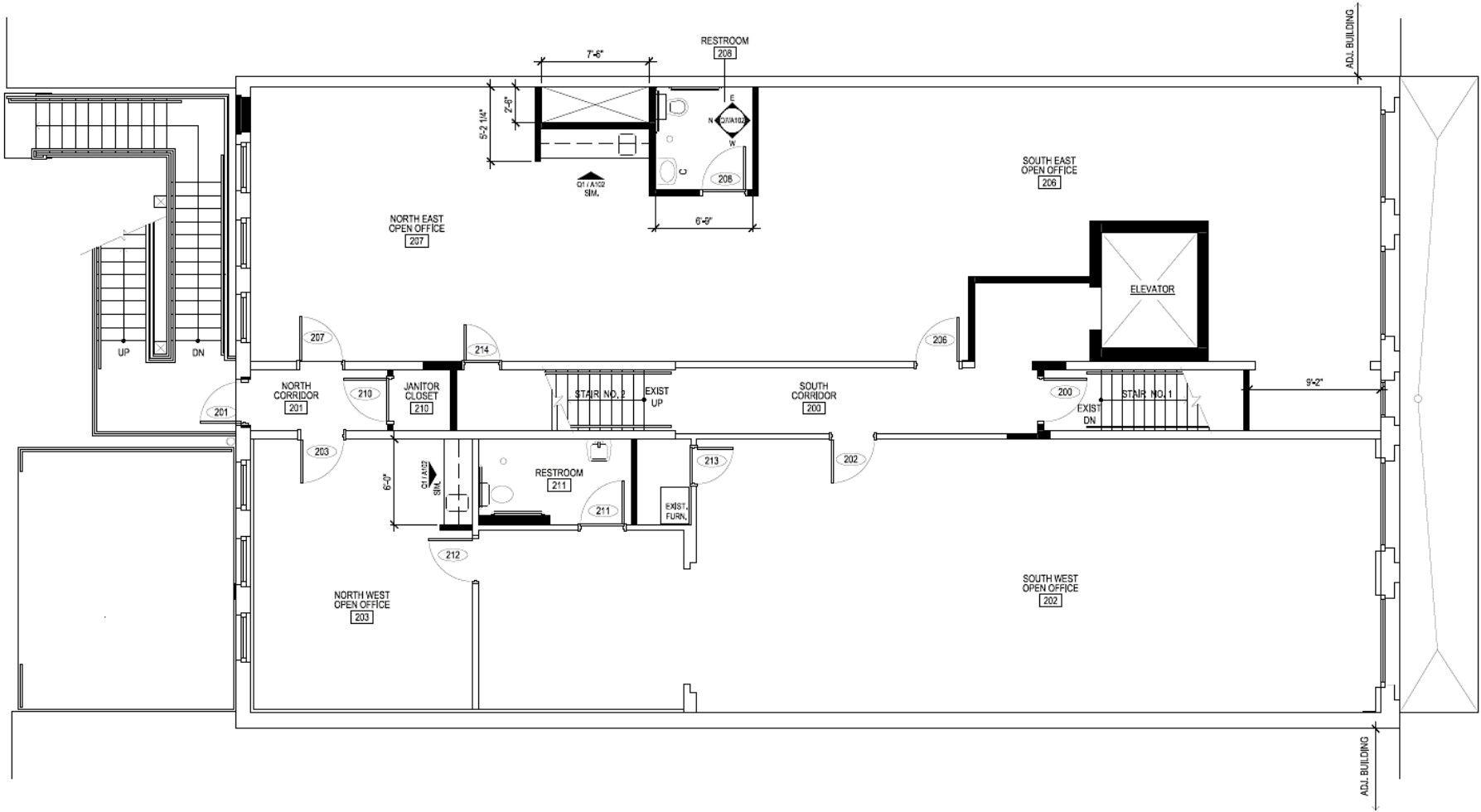
# Photos - 2nd Floor

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# Floor Plan – 2<sup>nd</sup> Floor

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# Photos – 3<sup>rd</sup> Floor

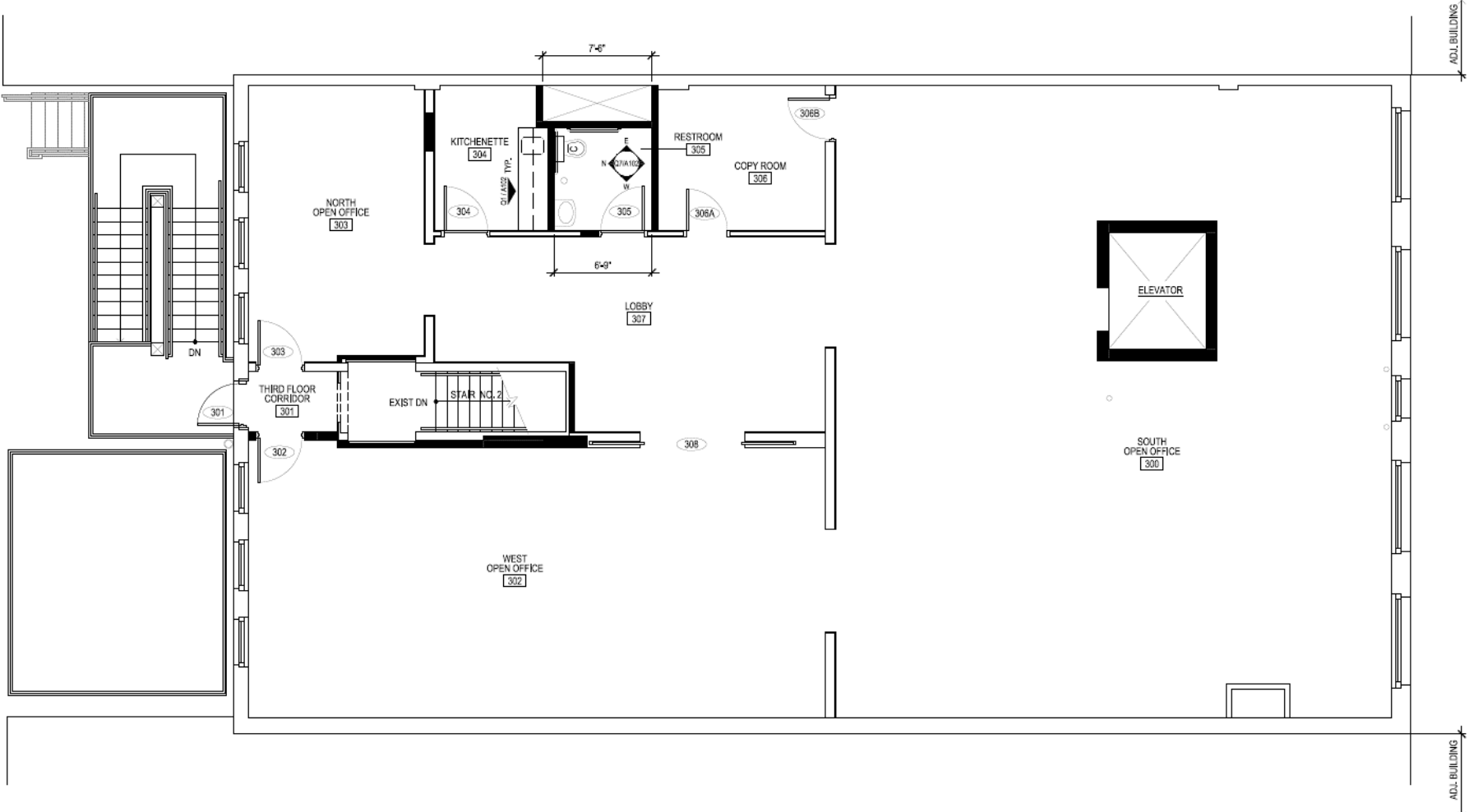
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# Floor Plan – 3rd Floor

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# Photos – Exterior

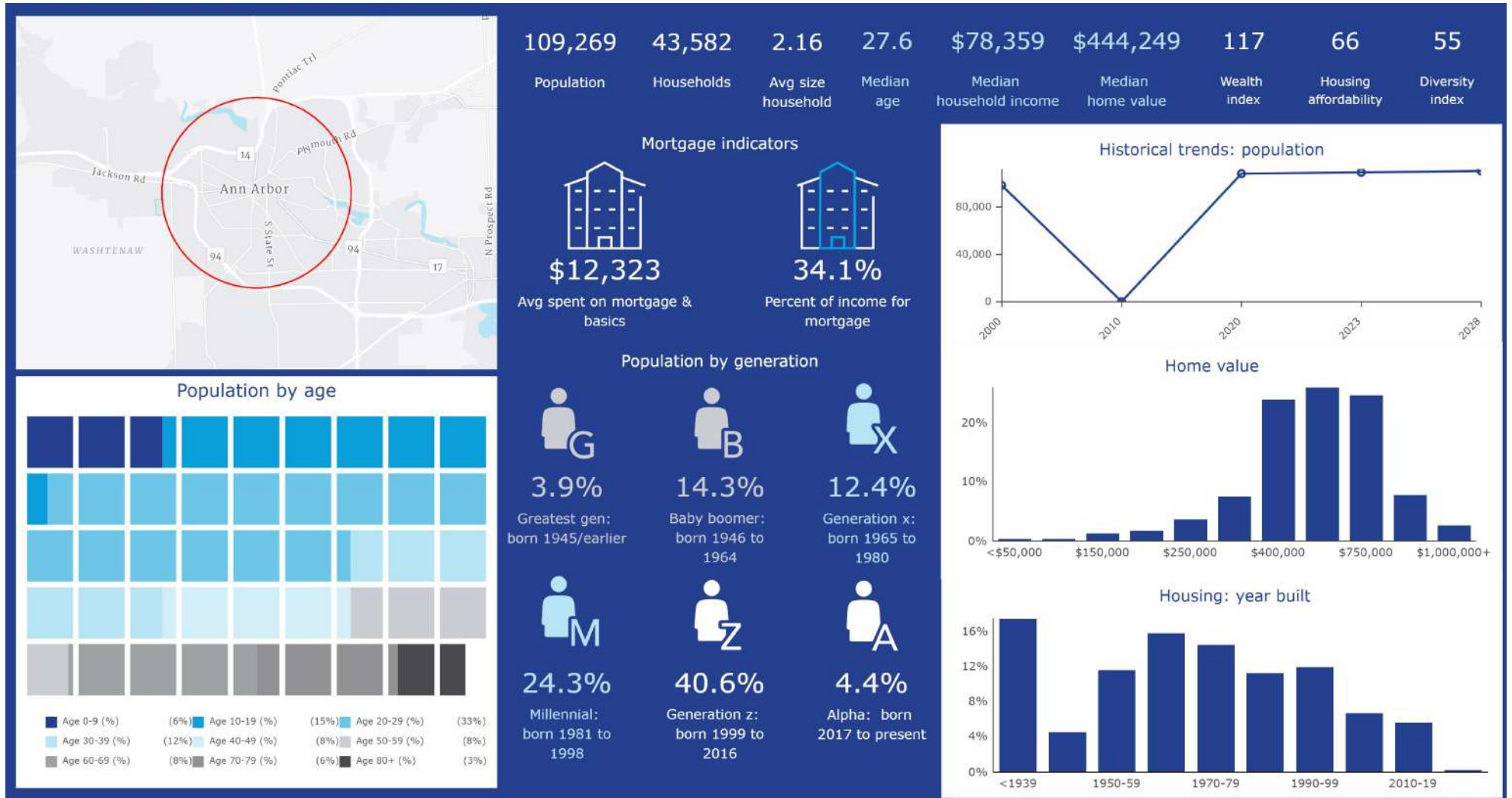
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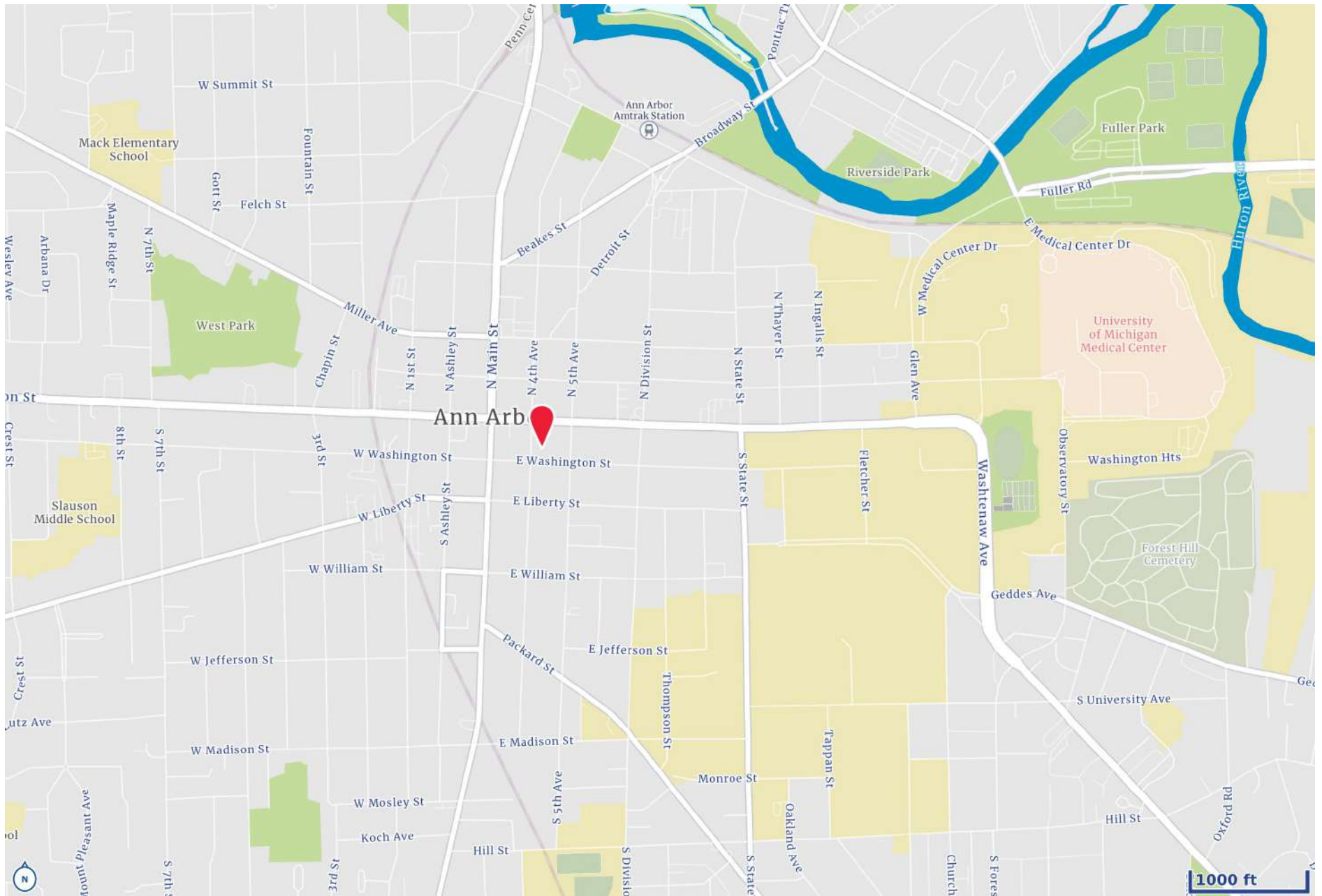
# Demographics – 3 Mile Radius

205 E Washington St. | Ann Arbor, MI



# Location

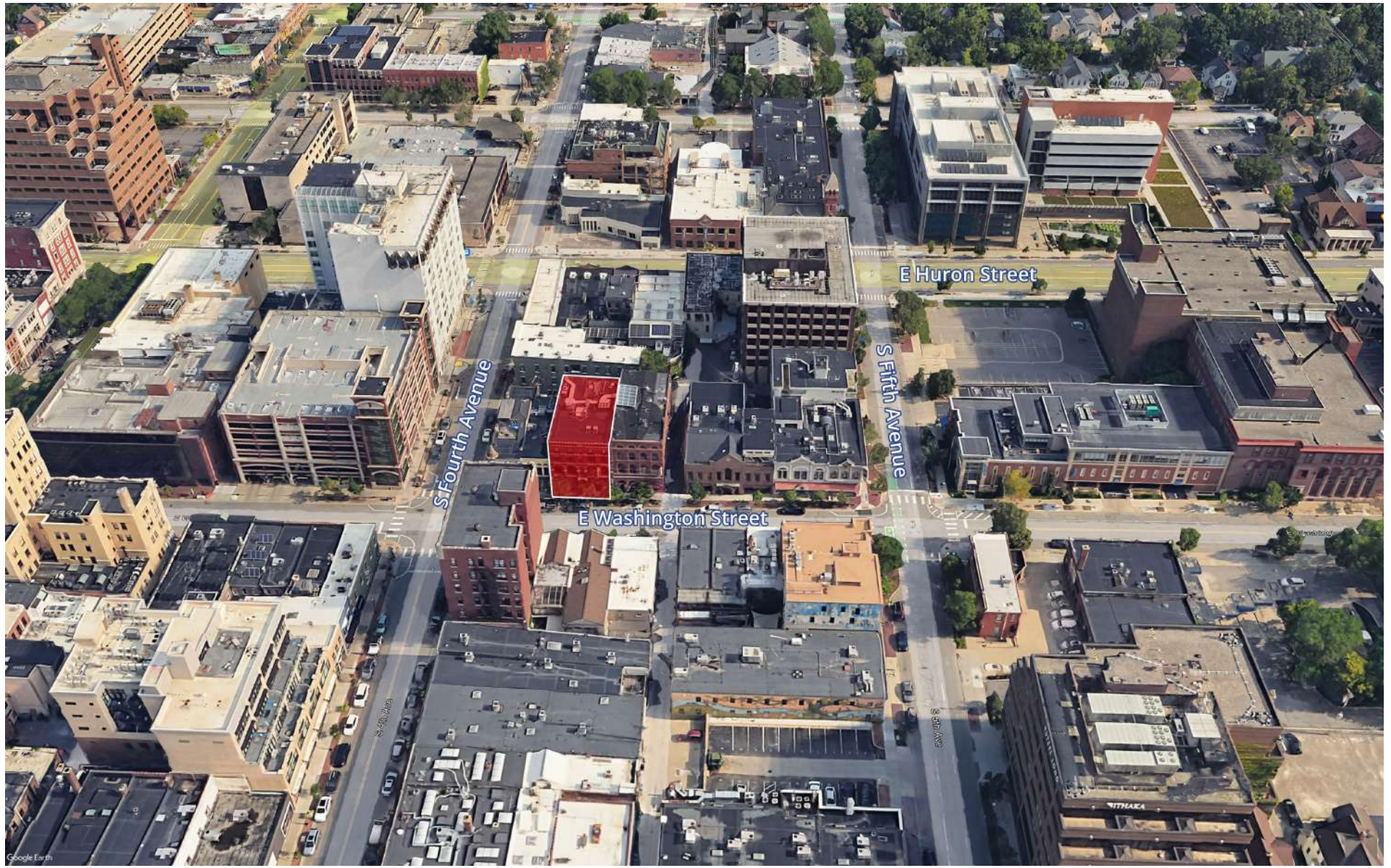
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# Aerial

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