

FOR SALE

290-211 N Fourth Ave | Ann Arbor, MI

Colliers Ann Arbor
1955 Pauline Blvd, Suite 400
Ann Arbor, MI 48103
Colliersannarbor.com



CHACONAS GROUP
ANN ARBOR AREA



Accelerating success.

Property Details

209-211 N Fourth Ave | Ann Arbor, MI

Don't pass up the rare opportunity to become the owner of a condo or historic building in Kerrytown, the historic heart of Ann Arbor. Kerrytown is a charming district where old buildings have been transformed into vibrant markets, restaurants, and shops. It's also home to the City of Ann Arbor's Farmer's Market.

Situated with an excellent Walk Score and just a few blocks away from downtown Ann Arbor and the University of Michigan's Central Campus, everything you could possibly need is right at your doorstep. Right across the street, you'll find People's Food Co-op, TeaHaus, Encore Records, No Thai!, and the Sculpture Plaza. Public transportation and parking are both conveniently accessible. Additionally, you'll be near the M-14/US-23 entrance ramp, in proximity to Michigan Medical, and U of M's North Campus.

There are two purchase options available:

- 1. The 2nd and 3rd floor purchased individually as condo units**
- 2. The entire property**

[Condo Details](#)

Each condo unit offers 2,030 square feet of space, featuring high ceilings, abundant natural light, exposed brick walls, and charming historic details. Currently, both units have been set up as office spaces, but they can easily be redeveloped for residential use.

The third-floor unit is leased until August 2025 and boasts a full kitchen with stainless steel appliances, two recently updated bathrooms, access to the fire escape, and a furnace and water heater.

The second-floor unit is currently unoccupied and features a galley kitchen, a bathroom, and spacious open areas, along with its own furnace and water heater.

The seller will, at their expense, oversee the conversion of the property into condominiums before the closing. It's important to note that a condominium association will be established, and association dues will apply, as acknowledged by the purchaser.

Each condo is offered at \$1,015,000

[Sale Details](#)

The entire property maybe purchased (not as individual condos) for a **sales price of \$3,300,000**. The main level is currently leased to Fourth Ave Birkenstock, lease details for both tenants available upon an executed confidentiality agreement.

Property Details

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- Property Address: 209 N Fourth Ave, Ann Arbor
- Seller: 211 N Fourth Avenue LLC
- Not Located in the City of Ann Arbor's Historic District
- Year Built: 1901
- 6,090 SF
- Parcel #: 09-09-29-134-013
- Legal Description: N 35 FT LOT 1 B2N R4E Original Plat of Ann Arbor
- 2024 SEV: \$424,800
- 2024 TV: \$211,338
- 2023 Winter Taxes: \$3,008.07
- 2023 Summer Taxes: \$10,561.76
- Zoned: D2, Downtown Interface District



Property Photos – 2nd Floor

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Property Photos – 2nd Floor

209-211 N Fourth Ave | Ann Arbor, MI



Property Photos – 3rd Floor

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Property Photos – 3rd Floor

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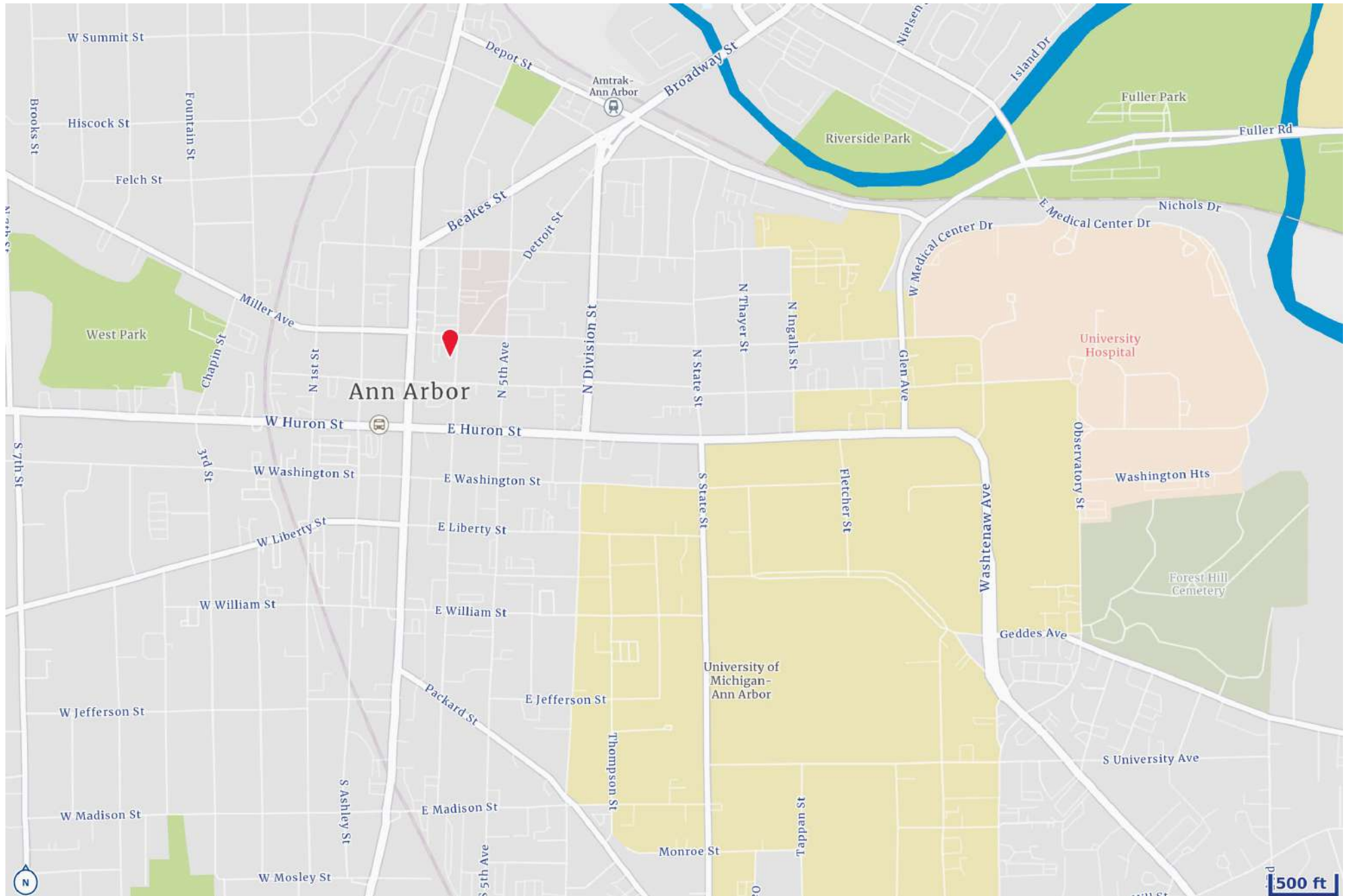
Property Photos

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Location

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Aerial

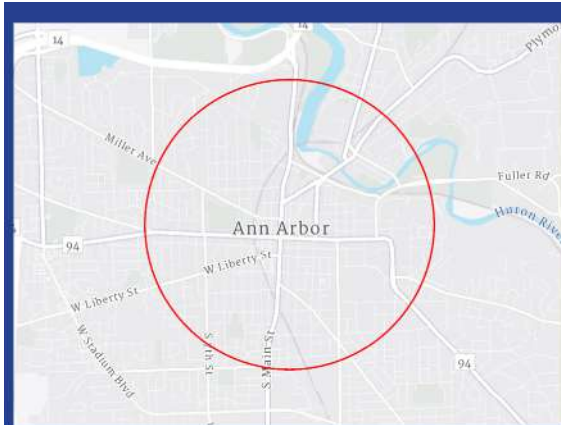
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Demographic Trends & Key Indicators | 1-Mile Radius

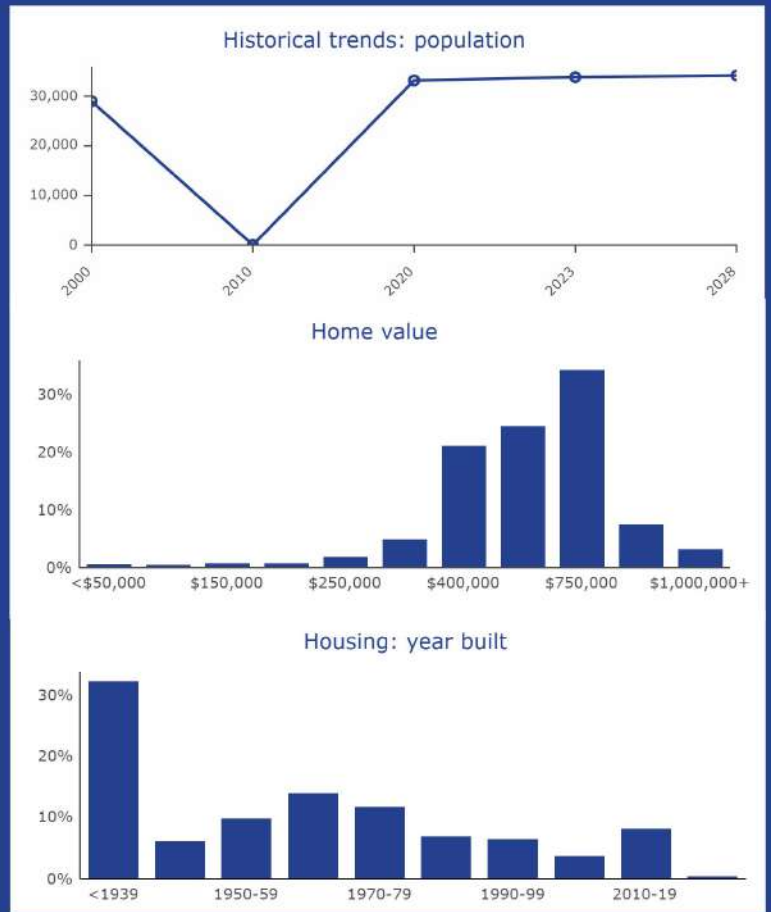
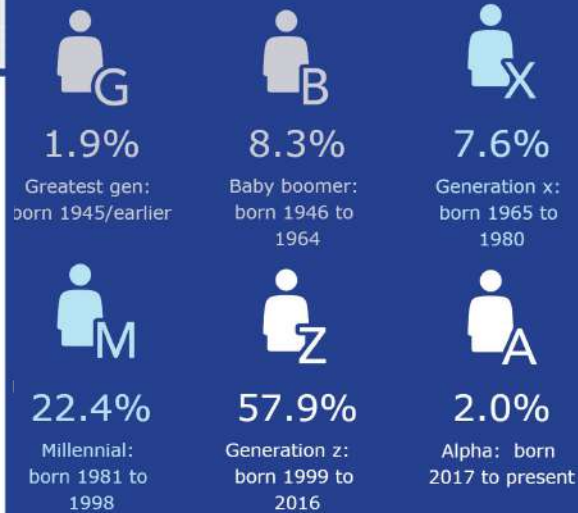
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Mortgage indicators



Population by generation



We have no reason to doubt the accuracy of the information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



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