



# For Sale

## Retail/Office Availability • Property Highlights 214 S Michigan Ave | Howell, MI

- Exceptional Opportunity in Downtown Howell. Ideal for Future Owner-user or NNN Investor
- Building is 4,114 Square Feet
- Two Prime Storefronts: Suite 212 & Suite 214
  - Suite 212 is Owner Occupied with a Thriving Retail Store
  - Suite 214 Is Currently Rented to a Photography Studio
- Spacious Storefront Windows, Open & Versatile Floor Plan, Convenient Restroom, & Kitchenette in Each Suite
- Rear Warehouse Accessible from Both Suites & has a Concrete Pad for Deliveries
- Ample Parking Options, Including On-Street and Rear Parking
- Convenient Located Near Well-Established Neighborhoods, Retail, Restaurants, and Local Businesses. Proximity to I-96 Highway for Easy Transportation
- Recently Updated, Renovated & Improved
- **Offered at \$460,000**

### CHACONAS GROUP ANN ARBOR AREA

734 769 5005 | [annarbor@colliers.com](mailto:annarbor@colliers.com)

Colliers Ann Arbor, 1955 Pauline Blvd, Suite 400, Ann Arbor, MI 48103  
[www.colliersannarbor.com](http://www.colliersannarbor.com)



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## Recent Updates, Improvements, & Renovations

### **Suite 212**

- Newly Poured Concrete floor, both stained and sealed
- Bathroom and kitchenette created
- New drywall with paint and vintage brick wall repaired and painted
- Updated electrical fuse box, and lighting
- Steel security rear door. New front entry door and frame
- SimpliSafe Security system
- Fire exits, lights approved by the Fire Marshall, and fire extinguishers installed
- New lighting & outlets added throughout
- New furnace
- Newer air conditioner
- Newer water heater

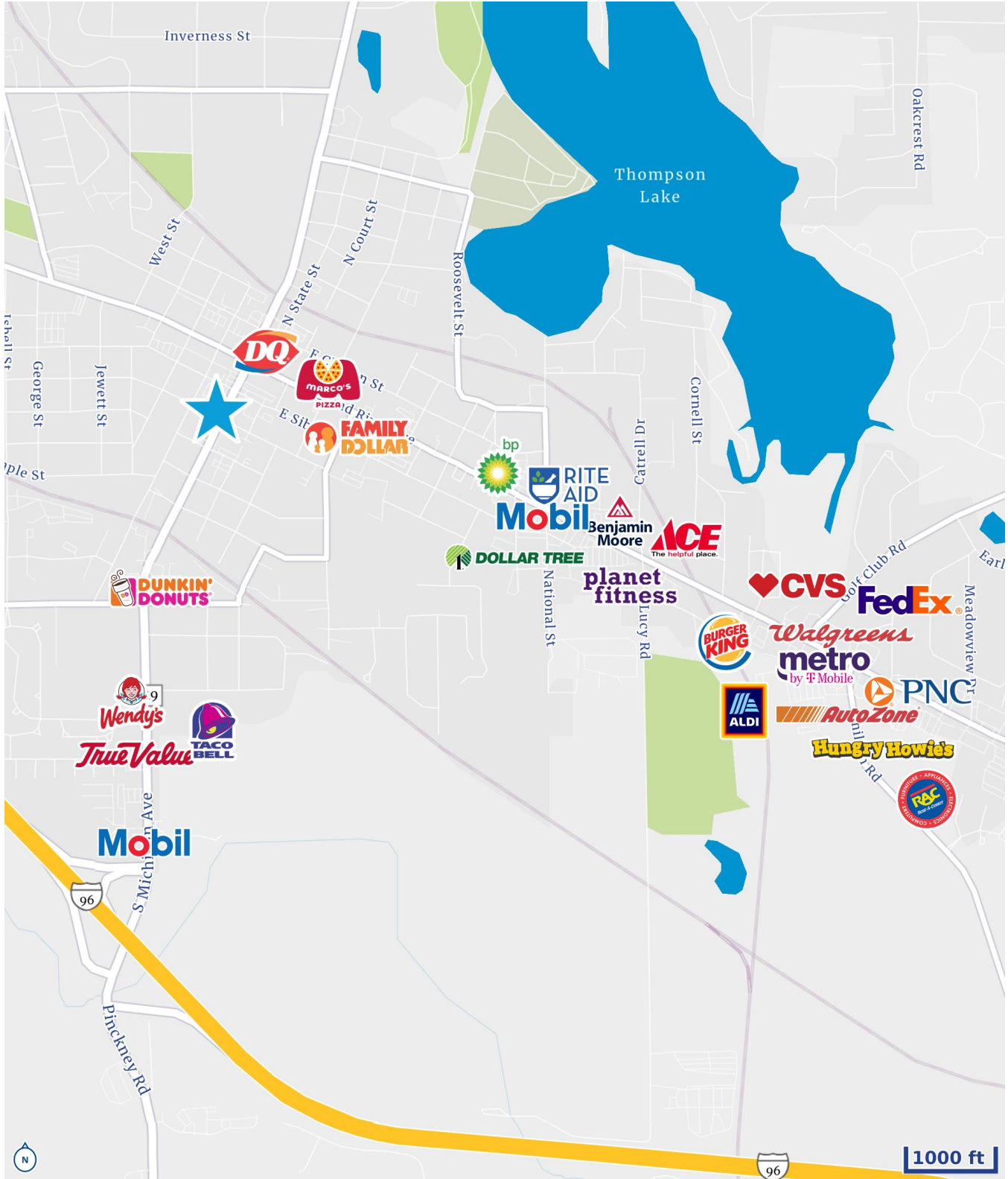
### **Suite 214**

- Concrete floor, stained and sealed
- Bathroom renovated and remolded
- New kitchenette and cabinetry created
- New drywall with fresh paint
- New tiled drop ceiling
- Updated electrical fuse box & lights
- Steel security rear door added
- SimpliSafe Security system
- Fire exits, lights, and fire extinguishers approved by the Fire Marshall

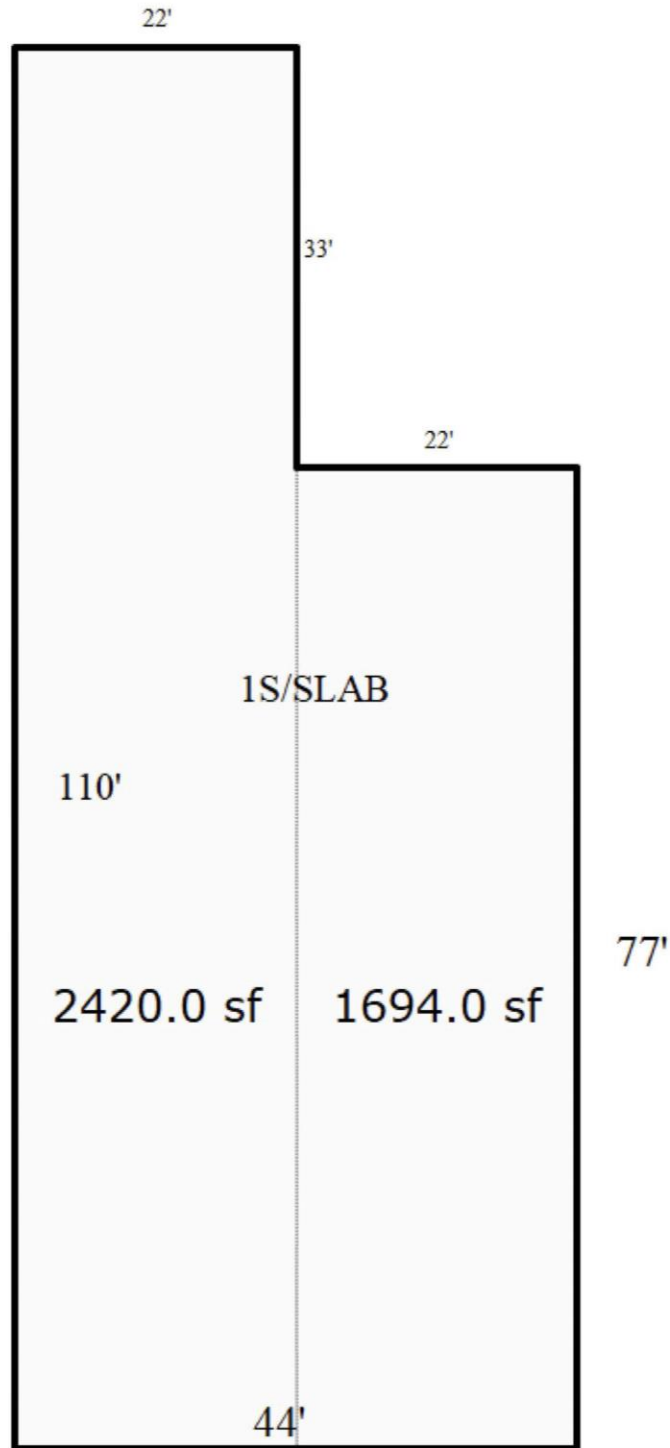
### **Warehouse Space**

- Concrete floor, repaired and sealed
- Concrete block walls repaired and sealed
- New load-bearing support beams added to support the roof
- Lighting added throughout
- Electrical fuse box, lights & electrical updated
- Security system
- New fire exits. Lights approved by the Fire Marshall
- Includes running water and utility sink
- Double steel security door added for pallets
- New Furnace, air conditioning unit, and water heater
- New steel exterior/panels added to the south side of the warehouse

## Merchant Map



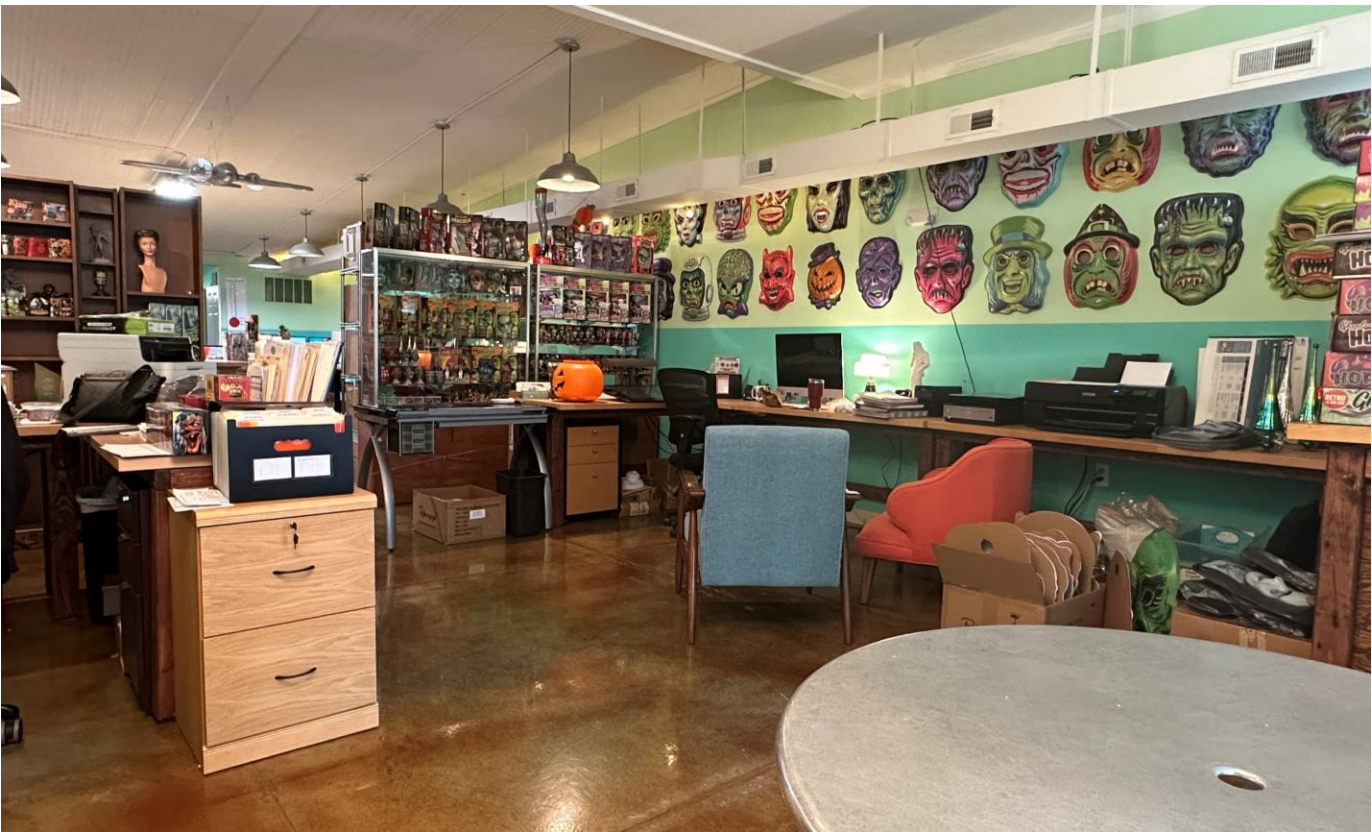
### Property Sketch



214 S MICHIGAN

212 S MICHIGAN

Property Photos – Suite 212



Property Photos – Suite 212



Property Photos – Suite 214

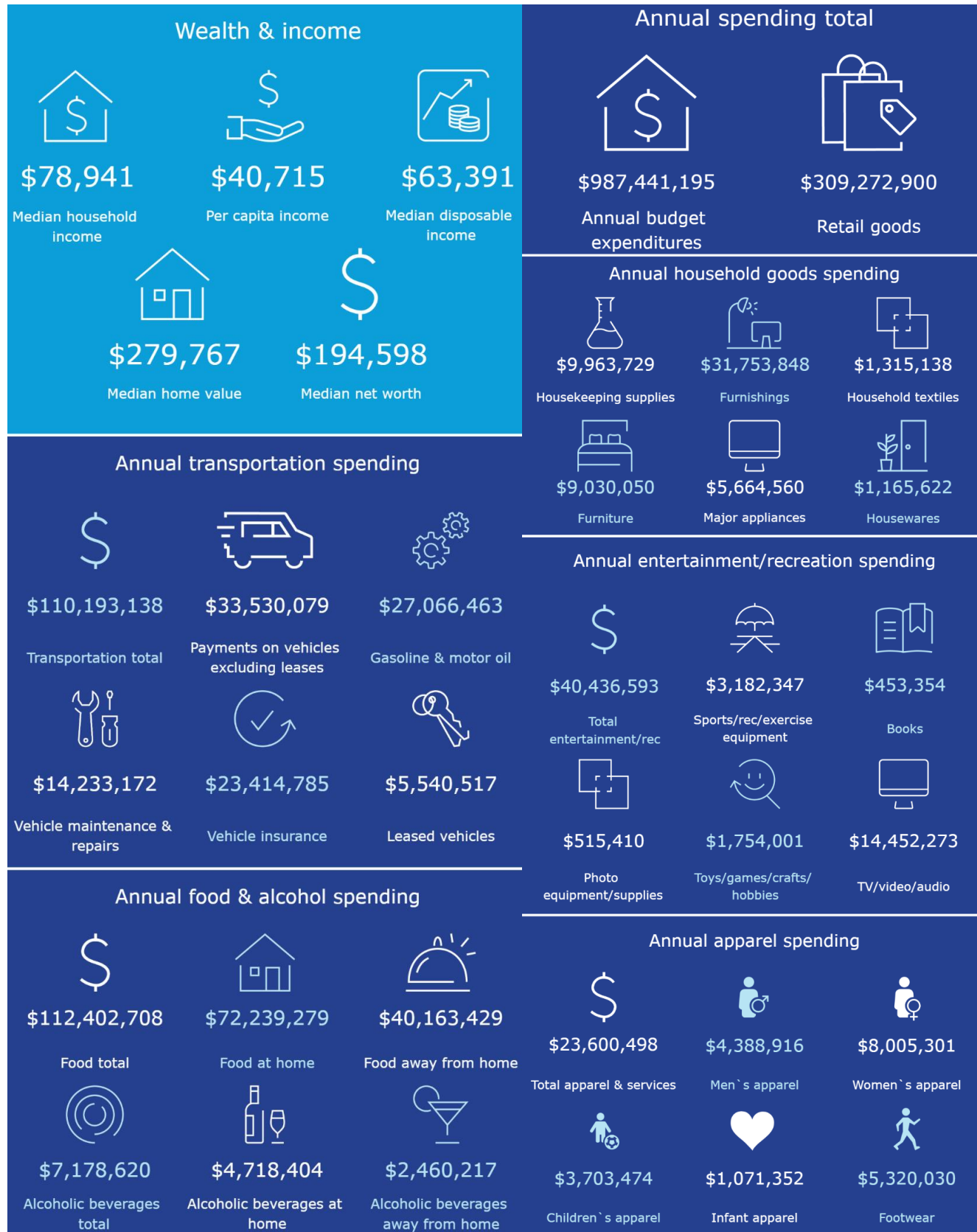


Property Photos – Suite 214





## 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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