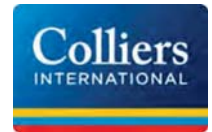


# Downtown Ann Arbor Retail

## 210 S 4th Ave, Ann Arbor, MI 48104



Listing ID: 30265699  
Status: Active  
Property Type: Retail-Commercial For Lease  
Retail-Commercial Type: Mixed Use, Restaurant  
Contiguous Space: 2,340 - 2,900 SF  
Total Available: 5,240 SF  
Lease Rate: \$50 PSF (Annual)  
Base Monthly Rent: \$9,750 - 12,083  
Lease Type: NNN  
Ceiling: 15 ft.



### Overview/Comments

Historic downtown Ann Arbor building. Property is being redeveloped with residential condos above and retail on main floor. Located on charming Fourth Avenue one block off of Main Street. Two retail/restaurant spaces available. Very high ceilings, large windows, room for outside seating. Now accepting letters of interest. Please contact brokers for further details.

Renderings are for information purposes only.

### More Information Online

<http://www.cpix.net/listing/30265699>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	City of Ann Arbor	Zoning:	C2A
Tax ID/APN:	09-09-29--131-006	Building Name:	Montgomery Houze
Retail-Commercial Type:	Mixed Use, Restaurant, Street Retail	Land Area:	0.22 Acres

### Available Space

Suite/Unit Number:	A	Space Type:	New
Suite Floor/Level:	1st	Date Available:	01/01/2019
Space Available:	2,900 SF	Lease Term (Months):	60 Months
Minimum Divisible:	2,900 SF	Lease Rate:	\$50 PSF (Annual)
Maximum Contiguous:	2,900 SF	Lease Type:	NNN

### Available Space

Suite/Unit Number:	B	Space Type:	Relet
Suite Floor/Level:	1st	Date Available:	01/01/2019
Space Available:	2,340 SF	Lease Term (Months):	60 Months
Minimum Divisible:	2,340 SF	Lease Rate:	\$50 PSF (Annual)
Maximum Contiguous:	2,340 SF	Lease Type:	NNN

### Area & Location

Market Type:	Medium	Property Visibility:	Excellent
Retail Clientele:	General, Family, Business, Tourist	Transportation:	Bus
Property Located Between:	E Washington Street and E Liberty Street	Airports:	Ann Arbor Municipal Airport: 16 minutes & Detroit Metropolitan International: 32 minutes
Side of Street:	West		
Road Type:	Paved		

### Building Related

Tenancy:	Multiple Tenants	Year Built:	1901
Total Number of Buildings:	1	Year Renovated:	2013
Number of Stories:	2	Roof Type:	Flat
Typical SF / Floor:	9,504 SF	Construction/Siding:	Block
Property Condition:	Average	Total Parking Spaces:	0

Parking Description:	Large public parking structure located at Fourth & William, plus ample on street meter parking.	Loading Docks:	0
Ceiling Height:	15	Heat Source:	Central
Loading Doors:	0	Air Conditioning:	Package Unit

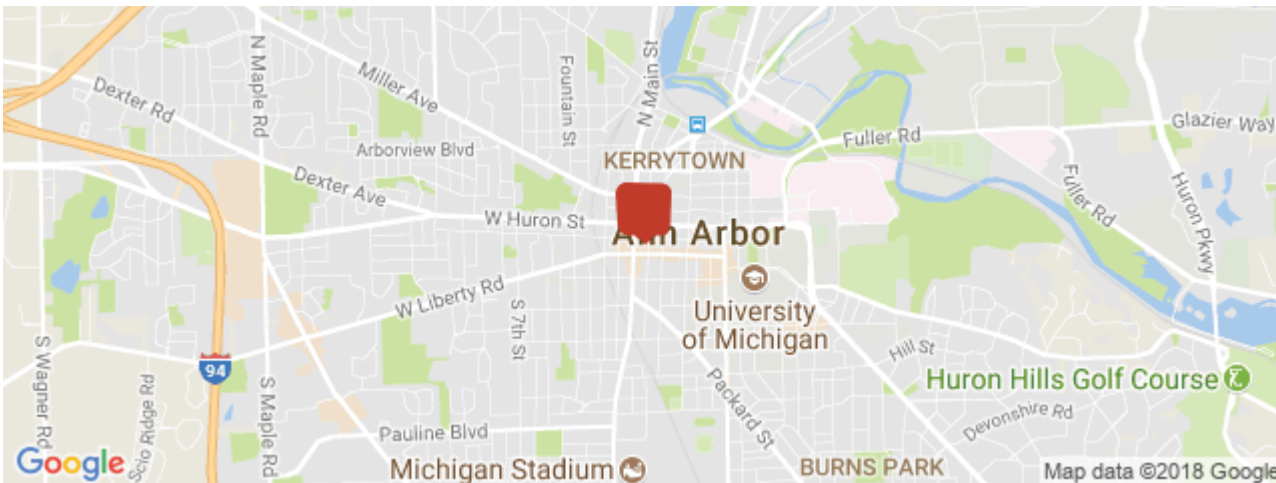
## Land Related

Lot Frontage:	88
Lot Depth:	124

**Zoning Description** These districts are designed to serve the central retail marketing function of the entire Ann Arbor trade area which extends at least halfway to surrounding cities of comparable size. A prime characteristic of these districts is a core of intense pedestrian activity. Most persons entering the district will come by automobile and typically will park once to carry out several errands. The economic welfare of merchandising activities in these districts depend on the intense development of comparison shopping. In these districts each establishment contributes to the whole shopping center by adding to the variety of goods available and to the comparison shopping opportunities. This essentially interdependence of activities is given precedence in the regulation and the future planning of the district over any desire to permit automobiles to come directly to each establishment. Provision is made in the C3 district for these uses that need to have the customer come directly to each establishment. Office building activities are compatible with the purpose of the district as long as adequate and convenient automobile parking can be provided for both the office and the retail merchandising activity. Residential development above the street level is also an important component of the district's pedestrian orientation. Permitted principal uses. (a) Any principal use permitted in the C-1 local business district without limitation to floor area or seating capacity. (b) Hotels and motels. (c) Any retail business whose principal activity is the sale of new merchandise in an enclosed building, excepting uses, such as the following, which tend to detract from or interfere with a high intensity of pedestrian shopping activity: automobile dealers, boat dealers, mobile home dealers, motorcycle dealers, filling stations. (d) Retail sales in which both a workshop and a retail outlet or showroom are required, such as plumbing, electrician [electrical], interior decorating, upholstery and similar establishments of no more objectionable character, subject to the provision that not more than 50% of the total usable floor area of the establishment shall be used for servicing, repairing, manufacturing or processing activities. (e) Enclosed theaters, radio and television studios, excluding transmission and receiving towers, assembly halls, concert halls or similar places of assembly or entertainment. (f) Governmental, newspaper publishing plants, charitable institutions, local and suburban transit and passenger transportation facilities. (g) Any permitted principal use of the "R" dwelling districts. (h) Business and personal services which are performed within an enclosed building, including duplicating, addressing, blueprinting, printing, photographic reproduction and film processing. (i) Retail sales of garden and horticultural supplies, which may have an automobile loading area as an accessory use. Permitted accessory uses. (a) Those allowed in the R3 district.

## Location

Address:	210 S 4th Ave, Ann Arbor, MI 48104	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



## Property Images



Artist Rendering Exterior\_3



Artist Rendering Exterior\_1



Artist Rendering Exterior\_2

## Property Contacts



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Fourth Ave. Street Scape

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Ann Arbor, MI 48103  
(734) 930-1500

**Montgomery Building**  
210-216 South Fourth Avenue  
Ann Arbor, MI 48103



