

# Office Retail - Downtown Ann Arbor

## 613 E William St, Ann Arbor, MI 48104



Listing ID: 30088336  
Status: Active  
Property Type: Retail-Commercial For Sale  
Retail-Commercial Type: Convenience Store, Mixed Use  
Size: 7,210 SF  
Sale Price: \$5,300,000  
Unit Price: \$735.09 PSF  
Sale Terms: Cash to Seller  
Ceiling: 12 ft.

### Overview/Comments

Retail office building in downtown Ann Arbor / Central Campus of the University of Michigan. Directly across the street from the U of M Diag. Can't get a better location than this. Several long term retail/restaurant leases. When current leases are up, there will be upside.



### More Information Online

<http://www.cpix.net/listing/30088336>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority: City of Ann Arbor  
Tax ID/APN: 09-09-29-400-001  
Retail-Commercial Type: Convenience Store, Mixed Use, Restaurant  
Zoning: D1 - CBD  
Property Use Type: Investment

Building Name: Jimmy John  
Gross Building Area: 7,210 SF  
Building/Unit Size (RSF): 7,210 SF  
Land Area: 0.21 Acres  
Sale Terms: Cash to Seller

### Area & Location

Retail Clientele: General, Family, Business, Traveler, Tourist  
Property Located Between: NE corner of South State Street & East William  
Property Visibility: Excellent  
Largest Nearby Street: State Street

Feet of Frontage: 23  
Highway Access: Downtown Ann Arbor is just minutes away from major freeways, I-94, M-14, US-23.  
Airports: Ann Arbor Airport, Willow Run & Detroit Metro

## Building Related

Tenancy:	Multiple Tenants	Construction/Siding:	Block
Total Number of Buildings:	2	Parking Description:	Parking structure on Maynard between William and Liberty, ample metered-parking on street,
Number of Stories:	3		
Property Condition:	Average	Ceiling Height:	12
Year Built:	1901	Passenger Elevators:	0
Roof Type:	Arched	Freight Elevators:	0

## Land Related

Lot Frontage:	23	Sewer Type:	Municipal
Lot Depth:	132	Legal Description:	S 23 FT OF LOT 11 AND N 8 FT OF S 31 FT OF W
Water Service:	Municipal		39.5 FT OF LOT 11, B3S, R9E ANN ARBOR LAND COMPANY'S ADDITION

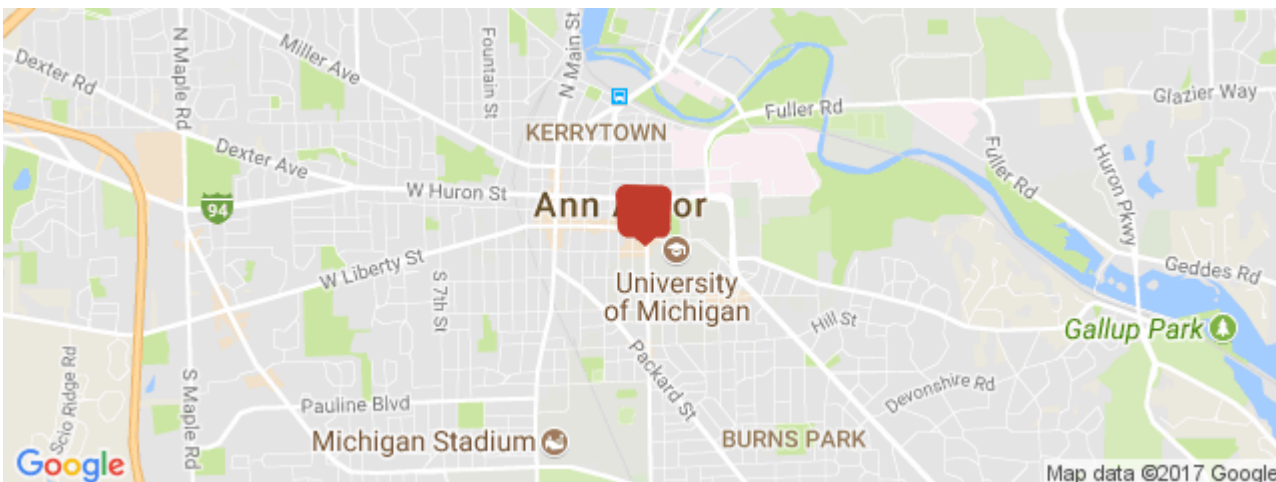
**Zoning Description** D1 and D2 Downtown Districts. Intent. These districts, in coordination with the downtown character overlay zoning districts, are designed to support the downtown as the city's traditional center. The downtown serves both the region and local residents as a place to live, work, and take advantage of civic, cultural, educational, shopping, and entertainment opportunities. The downtown districts are intended to allow a mixture of land uses, dense urban development, pedestrian orientation, unique residential opportunities, and a compatible and attractive mix of historic and contemporary building design. Development in these districts is designed to be accessible by a variety of modes of transportation. 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. This district is appropriate for high-density mixed residential, office and commercial development. **PERMITTED USES:** Single- or Two-Family Dwelling, Multiple-Family Dwelling, Fraternity, Sorority or Student Cooperative, Rooming or Boarding House, Emergency Shelter, Convalescent or nursing home, **LODGING:** Hotel, Bed & Breakfast, **CIVIC AND INSTITUTIONAL:** Religious Assembly, Educational Services, Day Care Center, Community Center, Social or Service Club, Library, Government Office, Courthouse, Park or Plaza, Museum, **OFFICE:** Office—General or Business, Office—Medical or Dental Office—Veterinary, Medical Laboratory, **COMMERCIAL:** Bank, Credit Union or Financial Services, Retail Sales, Restaurant or Bar Personal or Business Services

## Financials

Finance Data Year:	2016	Net Operating Income:	\$206,704 (Annual)
Real Estate Taxes - Annual(\$):	\$60,883 (Annual)	Gross Operating Income:	\$307,460 (Annual)
Assessed Value - Total(\$):	\$967,800 (Annual)	Actual or Proforma Year:	Actual
Potential Rental Income:	\$241,936 (Annual)		

## Location

Address:	613 E William St, Ann Arbor, MI 48104	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



## Property Images



View of Diag



View of Diag



Corner of E William Street and S State Street



View of Diag



View of Diag

## Property Contacts

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