

Glencoe Crossing for Sale

4585 Washtenaw Ave, Ann Arbor, MI 48108



Listing ID: 30700450
Status: Active
Property Type: Shopping Center For Sale
(also listed as Retail-Commercial)
Retail Type: Mixed Use, Net Leased
Size: 93,899 SF
Sale Price: \$11,000,000
Unit Price: \$117.15 PSF
Sale Terms: Cash to Seller



Overview/Comments

Great opportunity to own Glencoe Crossing! This well known & established multi-tenant retail development offers over 93,000 SF of retail over 3 three buildings. Long term tenants include: Starbucks, Aaron's Rental, Ichiban, Hertz, Wright & Flippis, U.S. Government and Ross Education.

Situated on a large 12.88 acre parcel, along with a rear 7.7 acre parcel included for a total of 20.58 acres. Tons of parking for employees and customers. Space for an additional outlot available.

Located on high-traffic Washtenaw Avenue just east of the US-23 interchange, close to local universities and colleges and residential neighborhoods.

More Information Online

<http://cie.cpix.net/listing/30700450>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority: Pittsfield Township
Tax ID/APN: L -12-01-100-045, L -12-01-100-042
Retail Type: Mixed Use, Net Leased, Strip Center
Zoning: FB
Property Use Type: Net Leased Investment (NNN), Investment

Building Name: Glencoe Crossing
Gross Building Area: 93,899 SF
Building/Unit Size (RSF): 93,899 SF
Land Area: 20.58 Acres
Sale Terms: Cash to Seller

Area & Location

Retail Clientele: General, Family, Business, Traveler, Tourist, Convention, Other
Property Located Between: Golfside Road and Carpenter Road
Property Visibility: Excellent
Largest Nearby Street: Carpenter Road

Feet of Frontage: 836
Traffic/Vehicle Count: 27,769
Highway Access: US-23
Airports: Ann Arbor Airport, Willow Run: 15 minutes & Detroit Metro: 30 minutes

Building Related

Total Number of Buildings: 3
Number of Stories: 1
Property Condition: Good
Year Built: 1980
Roof Type: Flat
Parking Type: Surface
Total Parking Spaces: 720

Passenger Elevators: 0
Freight Elevators: 0
Heat Type: Natural Gas
Heat Source: Central
Air Conditioning: Package Unit
Internet Access: Cable

Land Related

Water Service: Municipal
Sewer Type: Municipal
Easements: Other

Easements Description: Easements provided with title commitment
Land Ownership: Owned

Zoning Description The Carpenter Road Area Mixed Use District allows for the consolidation and creative redevelopment of parcels to develop a mixed use building pattern set close to the street along Carpenter Road, and Packard Street, and smaller mixed use developments set close to neighborhood streets.

Legal Description COM AT N 1/4 COR SEC 1, TH S 00-06-00 W 2419.35 FT, TH S 00-06-02 W 150.28 FT, TH S 72-29-28 E 417.48 FT TO A POB, TH N 00-15-05 E 287.78 FT, TH S 88-31-25 E 164.54 FT, TH N 16-18-30 E 403.32 FT, TH S 84-02-25 E 364.22 FT, TH S 73-34-05 E 303.27 FT, TH S 00-03-50 W 411.32 FT, TH S 16-11-30 W 399.58 FT, TH N 73-45-40 W 37.19 FT, TH N 16-14-20 E 275.00 FT, TH N 73-45-40 W 210.00 FT, TH S 16-14-20 W 275.00 FT, TH N 73-45-40 W 215.00 FT, TH N 72-29-28 W 394.80 FT TO THE POB. PT OF NE 1/4 SEC 1, T3S-R6E. LAND: COM AT N 1/4 COR SEC 1, TH S 00-06-00 W 1209.85 FT, TH S 87-59-02 E 1269.92 FT TO A POB, TH CONT S 87-59-02 E 60.00 FT, TH S 00-00-52 W 890.87 FT, TH N 73-34-05 W 304.00 FT, TH N 84-02-25 W 364.22 FT, TH N 89-47-57 W 276.39 FT, TH N 00-12-15 E 118.49 FT, TH N 64-54-49 E 77.58 FT, TH N 34-59-00 E 108.61 FT, TH N 51-04-32E 59.22 FT, TH S 89-55-05 E 90.93 FT, TH S 73-34-05 E 328.50 FT, TH N 12-11-27 E 250.84 FT, TH S 82-55-26 E 27.16 FT, TH N 58-03-09 E 54.27 FT, TH N 34-05-57 E 83.02 FT, TH N 66-55-58 E 69.69 FT, TH S 89-59-08 E 46.64 FT, TH N 00-00-52 E 222.06 FT TO THE POB. PT OF NE 1/4 SEC 1, T3S-R6E.

Location

Address: 4585 Washtenaw Ave, Ann Arbor, MI 48108
County: Washtenaw

MSA: Ann Arbor
Submarket: Washtenaw E of 23



Property Images



DSC_7179-



DSC_7180-



DSC_7178-



DJI_0789



Glencoe Outlot no sign [DSC_7191]



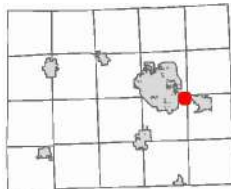
DJI_0786

Property Contacts



James H. Chaconas

Colliers International
734-994-3100 [O]
jim.chaconas@colliers.com



0 200.00 400.0 800.0 Feet

1: 4,800

1/22/2021

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.



NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.