

# FOR SALE



**CHACONAS GROUP**  
ANN ARBOR AREA



## 5,720 SF Mixed-Use Investment Property

120 N Fourth Avenue | Ann Arbor, MI



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## PROPERTY HIGHLIGHTS

- $\pm$  5,720 SF
- 100% Occupied
- 3 Units: 2 on Main Level and 1 on Upper Level
- 3 Tenants, Each Separately Metered:
  - Park Shoe Repair:  $\pm$ 750 SF
  - Maritime Research:  $\pm$ 1,634 SF
  - UMC LLC:  $\pm$ 2,160 SF
- Rear Parking Lot for Tenant's Use
- Great Corner Location on E Ann St. & N 4<sup>th</sup> Ave in the Thriving Kerrytown Market & Shops. Surrounded by Established Businesses and Retail
- Located in the Historic District, with D1-Downtown Core District Zoning
- 2026 SEV: \$733,400
- Additional Information Available with an Executed Confidentiality Agreement
- **Offered at \$2,400,000**



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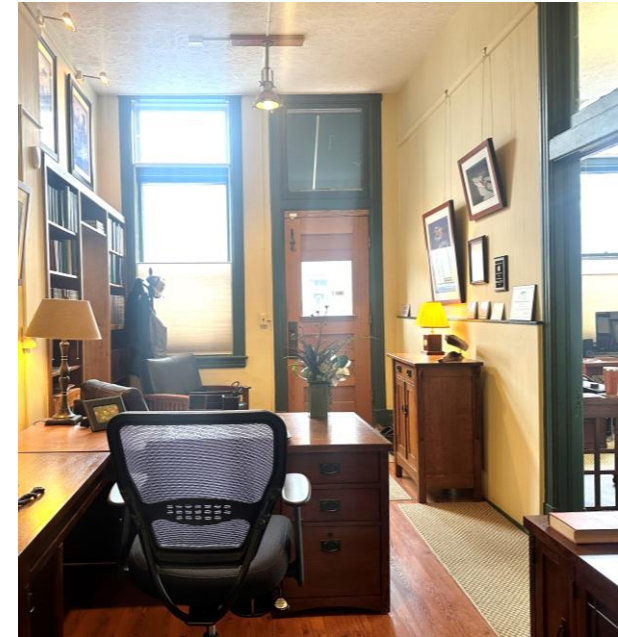


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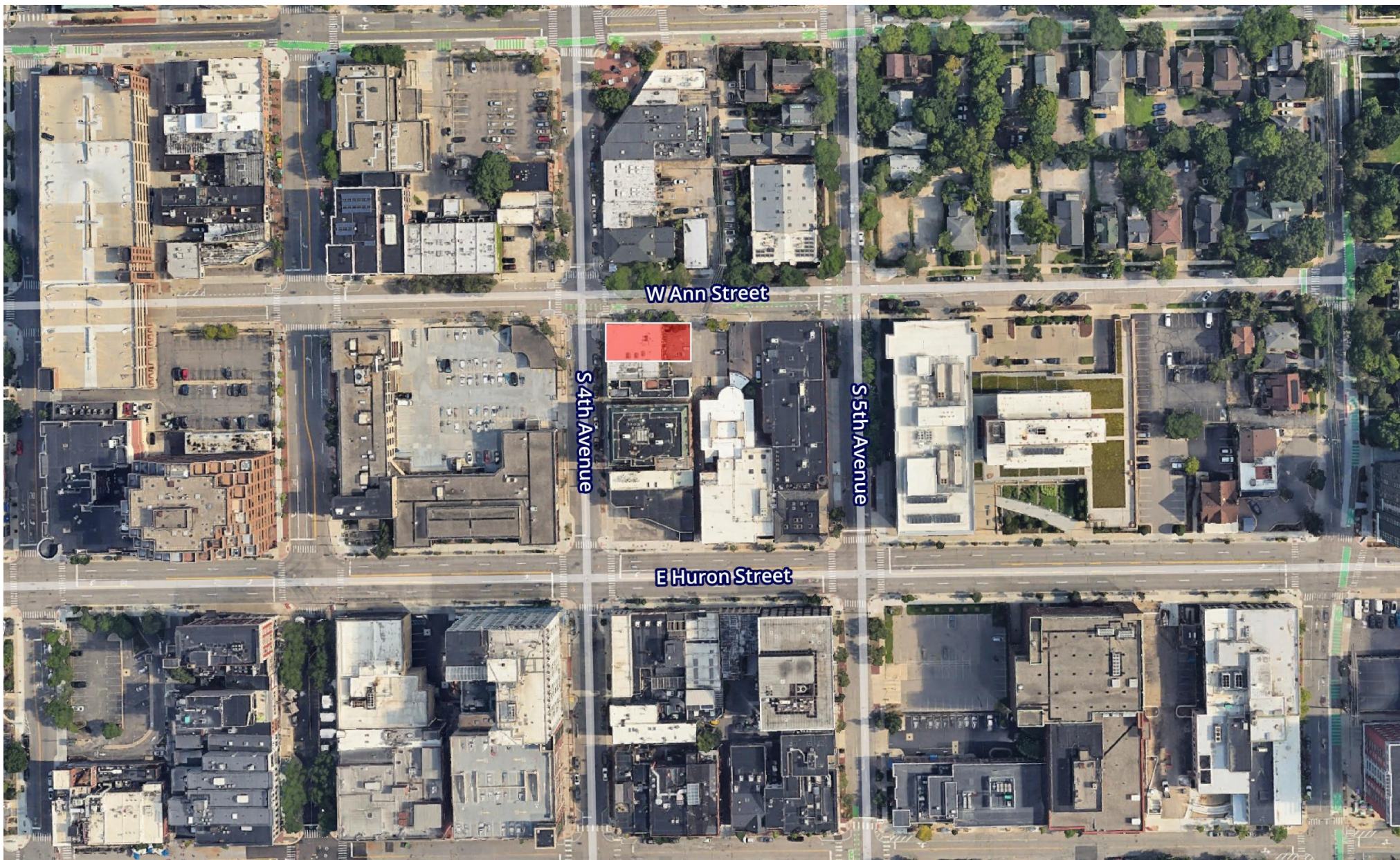
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*Photos: Maritime Research Associates*



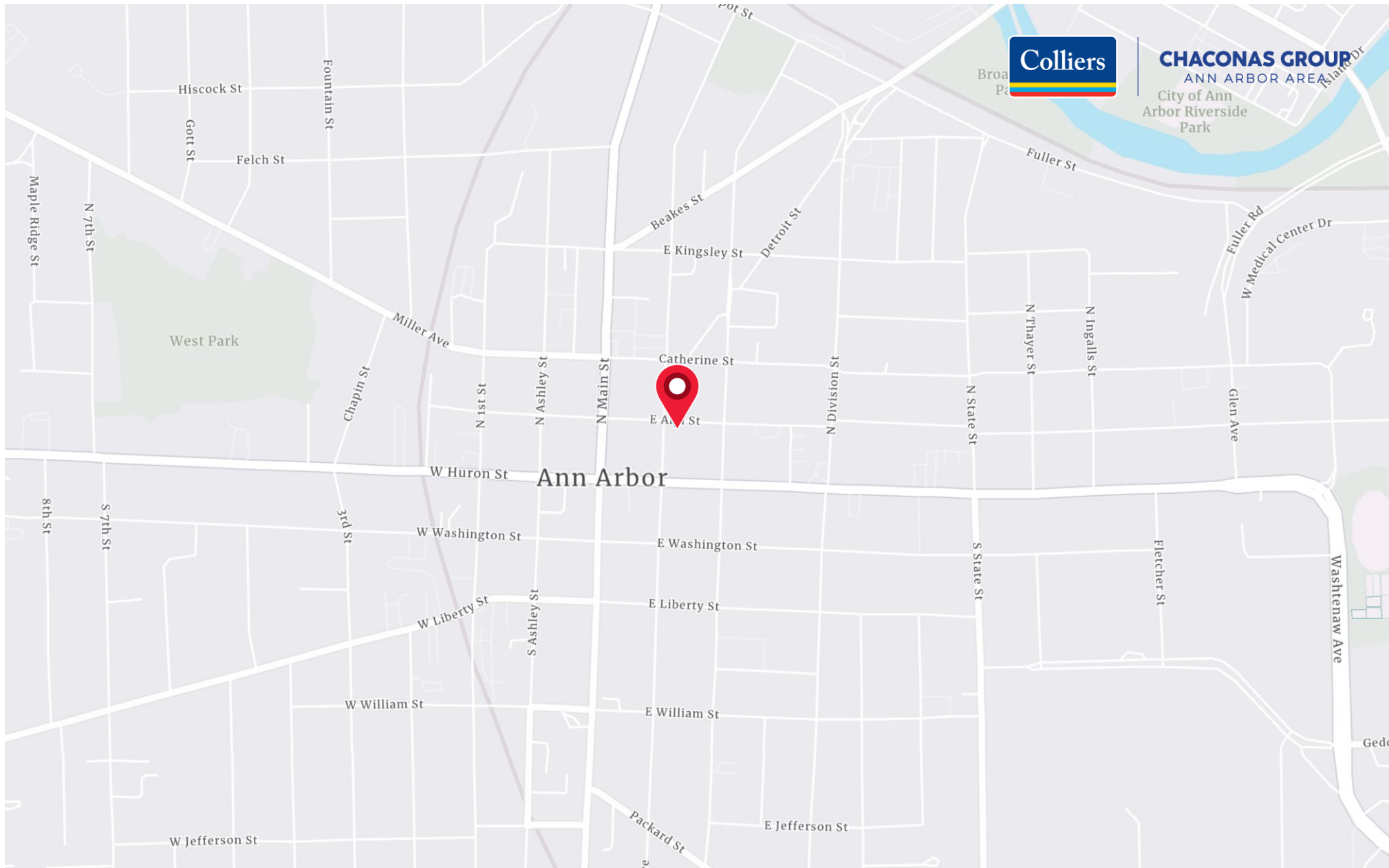
We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

# PROPERTY AERIAL

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# LOCATION MAP

5,720 SF Mixed-Used Investment Property

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