

Downtown Owner/User or Investment Opportunity

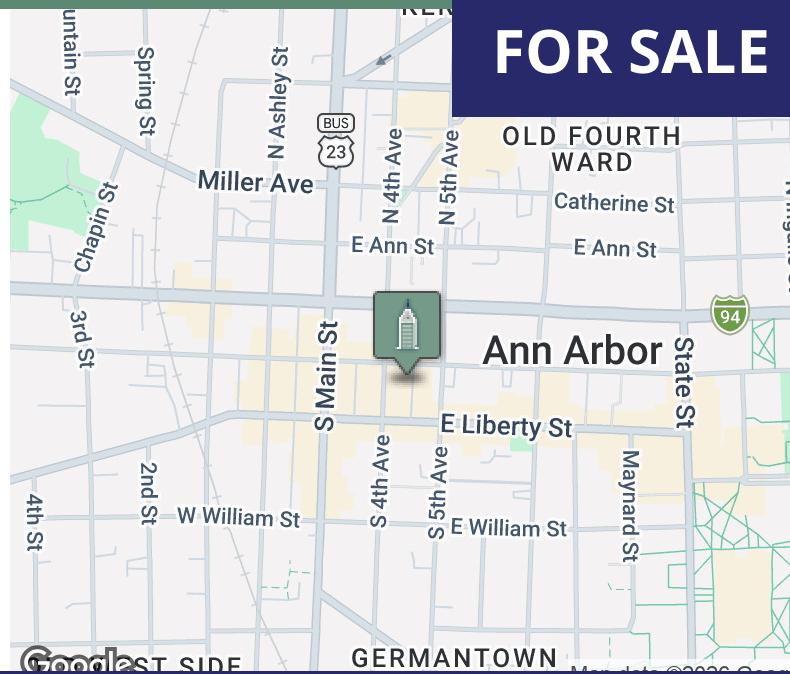
208 E Washington St, Ann Arbor, MI 48104



Swisher
C O M M E R C I A L



FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,480,000
Building Size:	3,624 SF
Zoning:	D1(Downtown Core)
APN #:	09-09-29-128-019

PROPERTY HIGHLIGHTS

- Prime Downtown Ann Arbor location, just off Main Street between Fourth and Fifth Avenues
- 3,624 SF, 2-story building with versatile D1 zoning for mixed-use opportunities
- Includes an existing retail tenant for immediate income and flexibility
- Steps from premier dining, shopping, and cultural attractions, with nearby parking
- Ideal for investors or owner/users seeking high-traffic visibility and redevelopment potential

Michael Jurgenson, CCIM

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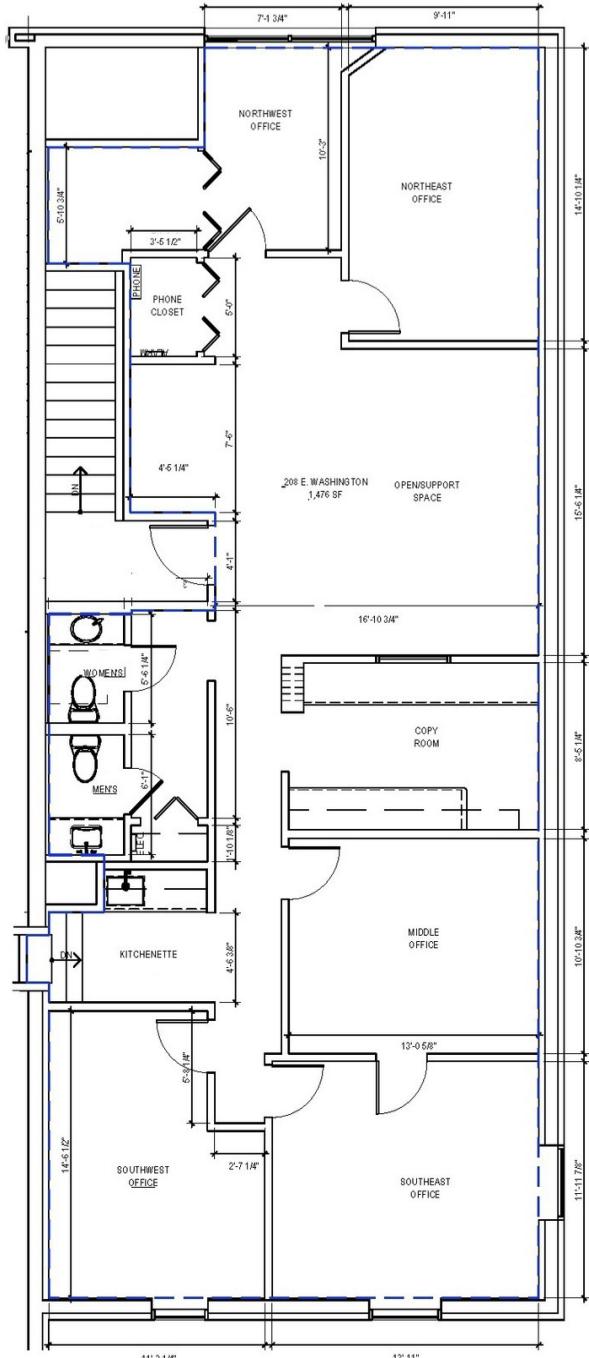
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Second Floor Plan - 208 E. Washington

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PROPERTY DESCRIPTION

Prime Downtown Ann Arbor, just off Main Street, between Fourth and Fifth Avenue.

Building Size: 3,624 SF, 2-story structure with exceptional potential.

Zoning: D1 zoning allows for versatile mixed-use opportunities, including street-level retail and second-floor office or residential conversion.

Investment Opportunity:

This property is perfect for owner/users or investors looking to capitalize on Ann Arbor's vibrant downtown market. The building currently includes an existing street level retail tenant with lease expiring 10/2026 and a second floor office tenant with lease expiring 12/2025, providing immediate income while offering flexibility for future redevelopment or customization.

Unbeatable Accessibility:

Situated steps from Main Street, surrounded by premier dining, shopping, and cultural attractions.

Convenient parking structure located just half a block away.

Whether you're looking to expand your portfolio or establish your presence in one of Michigan's most dynamic downtowns, this property offers endless potential and prime visibility in a high-traffic location.

LOCATION DESCRIPTION

208 East Washington is ideally situated in Downtown Ann Arbor, just steps from Main Street and nestled between Fourth and Fifth Avenues. This prime location offers unparalleled access to the city's vibrant cultural and commercial hub, surrounded by popular restaurants, shops, and entertainment venues. With excellent walkability, proximity to public transportation, and convenient access to major roadways, the property is perfectly positioned to serve as a dynamic destination for business or residential use.

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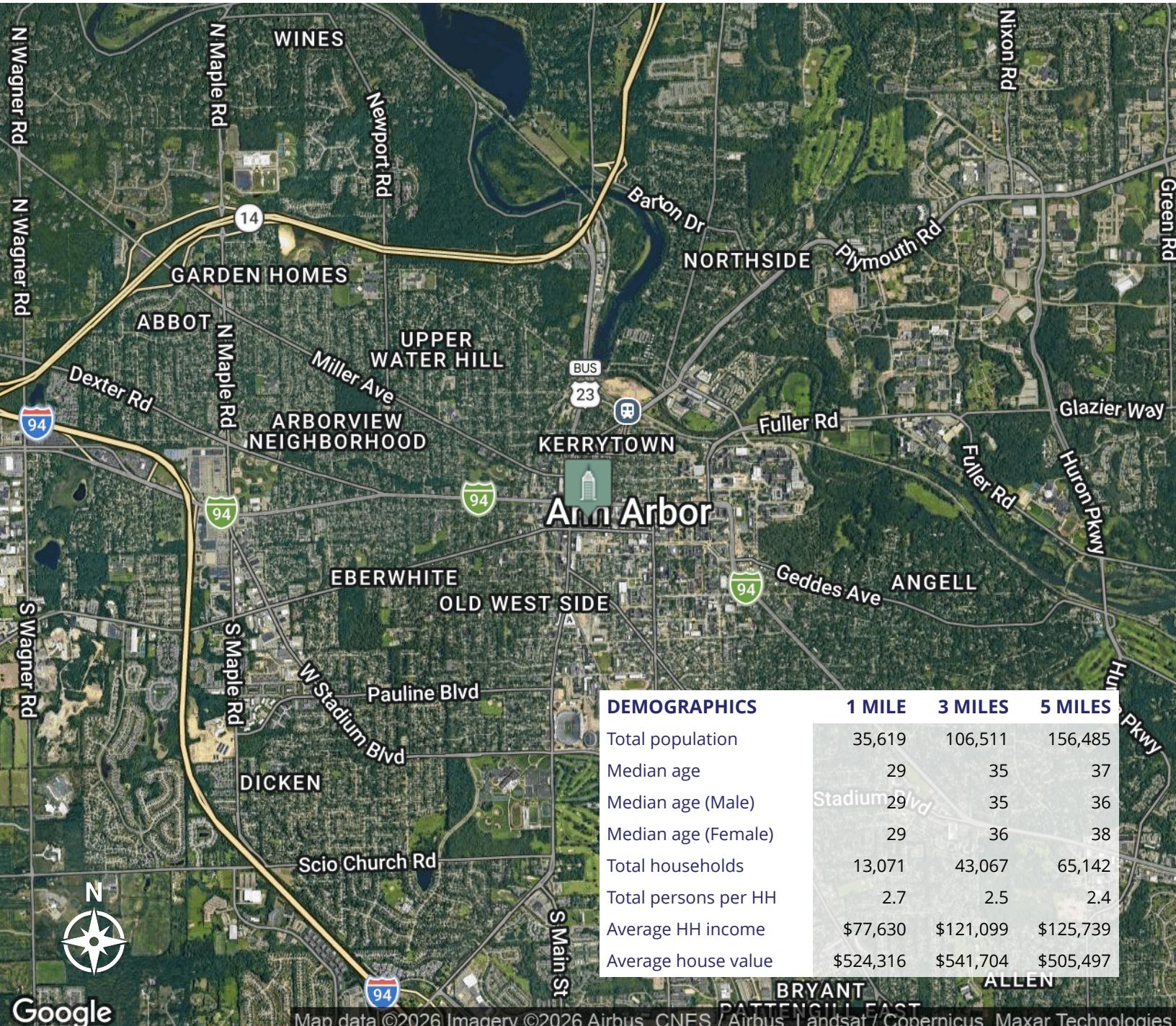
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