

Free Standing Downtown Commercial Building

202 Miller Ave, Ann Arbor, MI 48104



FOR SALE



OFFERING SUMMARY

Sale Price:	\$995,000
Building Size:	1,172 SF
Lot Size:	66' X 44'
Zoning:	C2B (Business Service District)
APN:	09-29-150-005

PROPERTY HIGHLIGHTS

- Freestanding building in downtown Ann Arbor
- Corner location at Miller Ave & N Ashley St
- One block from Main Street
- High visibility with strong foot traffic
- Fully renovated in 2020
- Interior design by Damian Farrell Design Group
- Zoning allows for cannabis provisioning
- On-site and street parking available
- Municipal parking structure directly across the street
- Easy access to US-23, M-14, and I-94

Michael Jurgenson, CCIM

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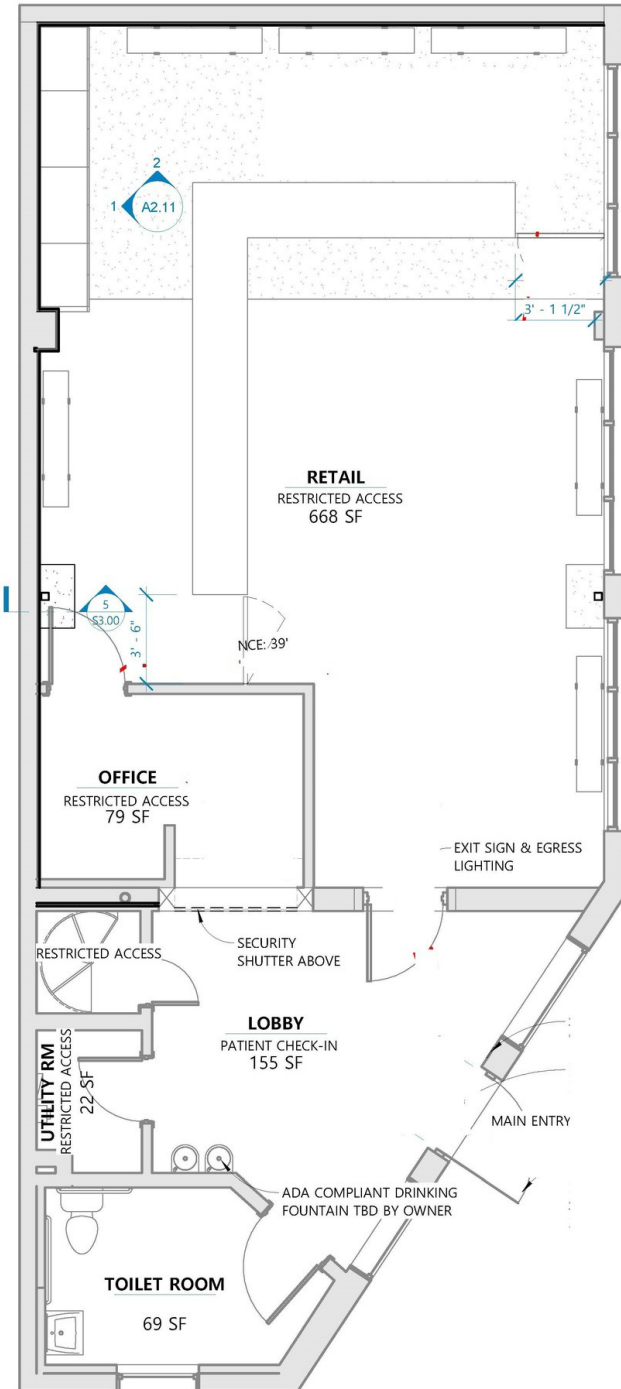
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PROPERTY DESCRIPTION

A rare opportunity to acquire a freestanding commercial building in the heart of downtown Ann Arbor. Located at the highly visible corner of Miller Avenue and North Ashley Street, just one block from Main Street, this property benefits from proximity to key civic and commercial destinations including City Hall, the courthouse, and surrounding offices.

The building was fully renovated in 2020 and features modern finishes with interior design by the Damian Farrell Design Group. Its flexible layout and favorable zoning allow for a variety of uses, including cannabis provisioning. The property offers convenient access to on-site parking, street parking, and a municipal parking structure directly across the street, enhancing accessibility for customers and employees alike.

Downtown Ann Arbor is one of Michigan's most active and desirable commercial districts, anchored by the University of Michigan and a diverse mix of retail, dining, office, and entertainment uses. The area continues to attract strong pedestrian traffic and sustained demand from both local and regional businesses, making it a highly sought-after location for investment and occupancy.



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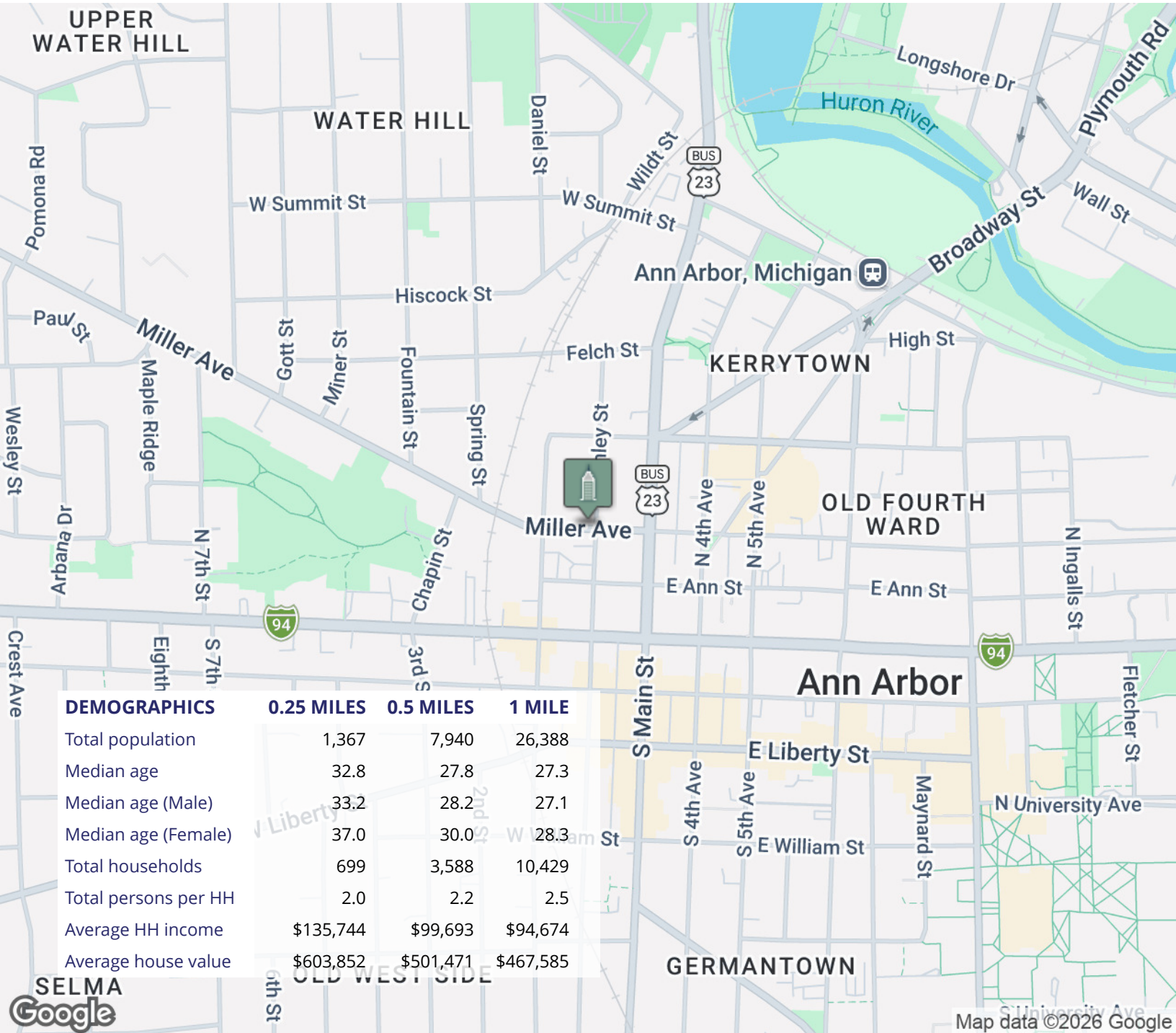
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