

Colliers

CHACONAS GROUP

ANN ARBOR AREA



Income Opportunity

110 S Main Street
Ann Arbor, Michigan

1955 Pauline Blvd., Suite 400
Ann Arbor, Michigan
annarbor@colliers.com



Accelerating success.



Executive Summary

Discover an exceptional investment opportunity in downtown Ann Arbor with strong demographics. This well maintained and updated mixed-use property featuring anchor tenant, [Vinology](#). Vinology is renowned for its wine-friendly world cuisine and occupies the main level as a restaurant, bar, and utilizes the lower level as an event space and wine cellar.

This meticulously maintained historic three-story building offers modern amenities including a sprinkler system, elevator access to each floor, and a rear fire escape. The upper levels are bathed in natural light and leased as professional office spaces. Each floor features open layouts, restrooms, kitchen areas, high-end finishes, and charming architectural details such as exposed brick walls, hardwood floors, large windows, and high ceilings with an industrial aesthetic.

Located strategically on S Main Street amidst a vibrant community of established eateries, bars, and businesses, this property enjoys high visibility and foot traffic. It is within walking distance from several neighborhoods and conveniently situated near the First & Huron Parking lot with easy access to M-14 and major thoroughfares and is close to the University of Michigan's bustling Central Campus.

The business operations of Vinology are excluded from this sale.

Priced competitively at \$4,700,000, further details are available upon execution of a confidentiality agreement.

3-Mile Radius



Property Information

Property Address:

110 S Main St.
Ann Arbor, MI 48104

No. Of Floors:

3

Year Built:

1907 / 2006

Parcel #:

09-09-29-142-035

2025 SEV:

\$2,375,900

2025 TV:

\$1,460,344

2024 Winter Tax:

\$23,142.93

2024 Summer Tax:

\$77,336.66

Historic District:

Located in the Main
Street Historic District

Square Footage:

1st Floor: 3,450
2nd Floor: 3,400
3rd Floor: 3,400
Lower Level: 2,890
Total SF: 13,140

Occupancy:

100%

Elevators:

One elevator services all
floors

Fire Suppression:

Throughout the property

Legal Description:

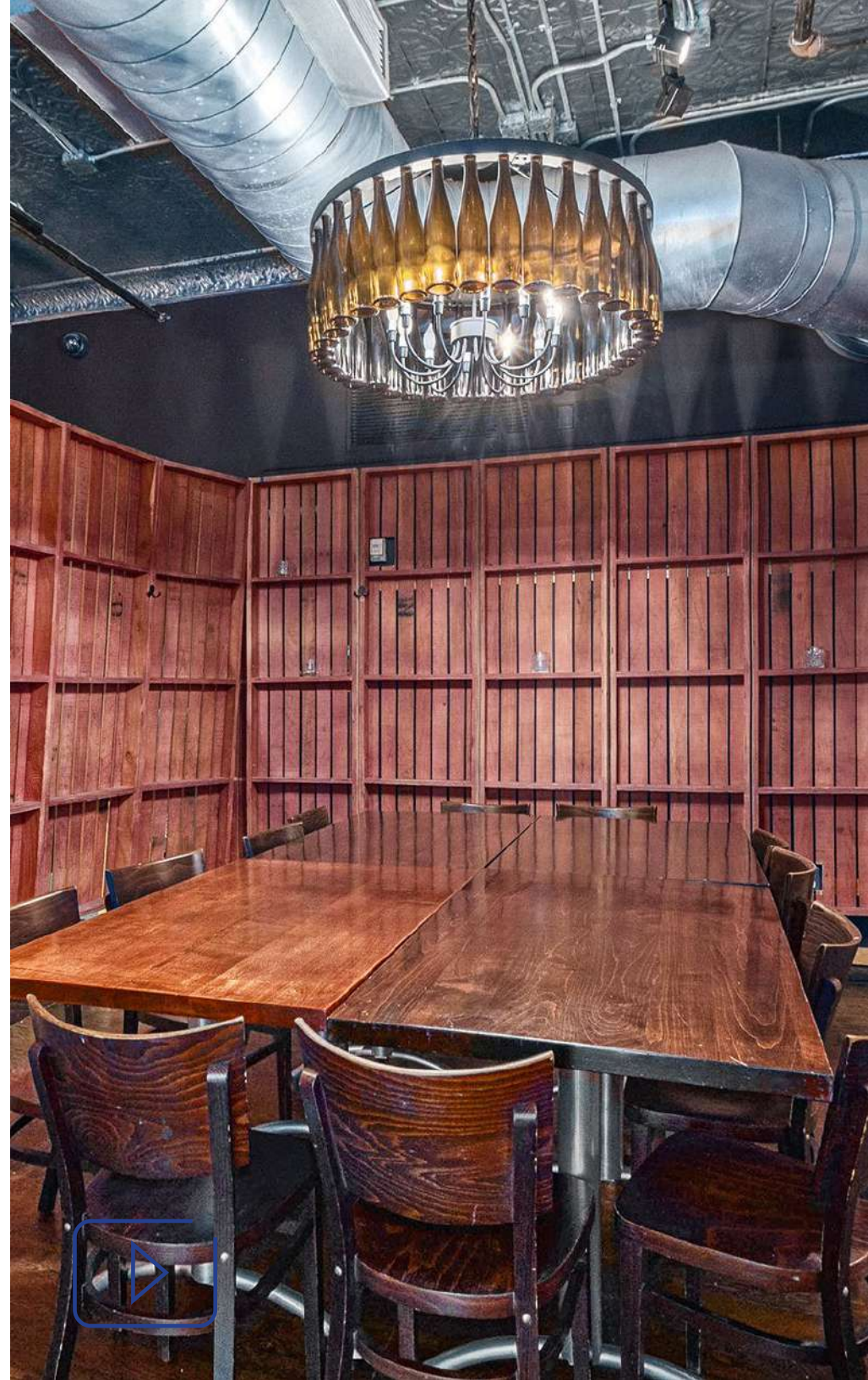
Unit 2 Mayer Schairer
Building Condominiums

Zoning:

D1 - Downtown Core
District



[Click Here Spotlight
Video Tour](#)



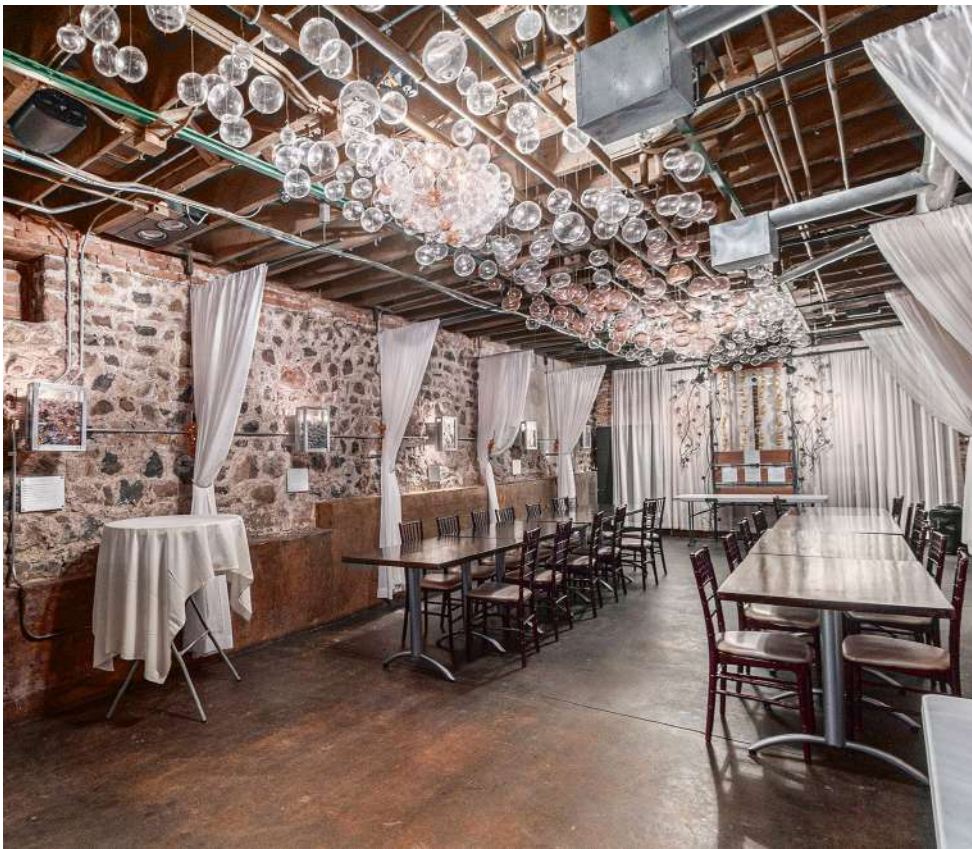


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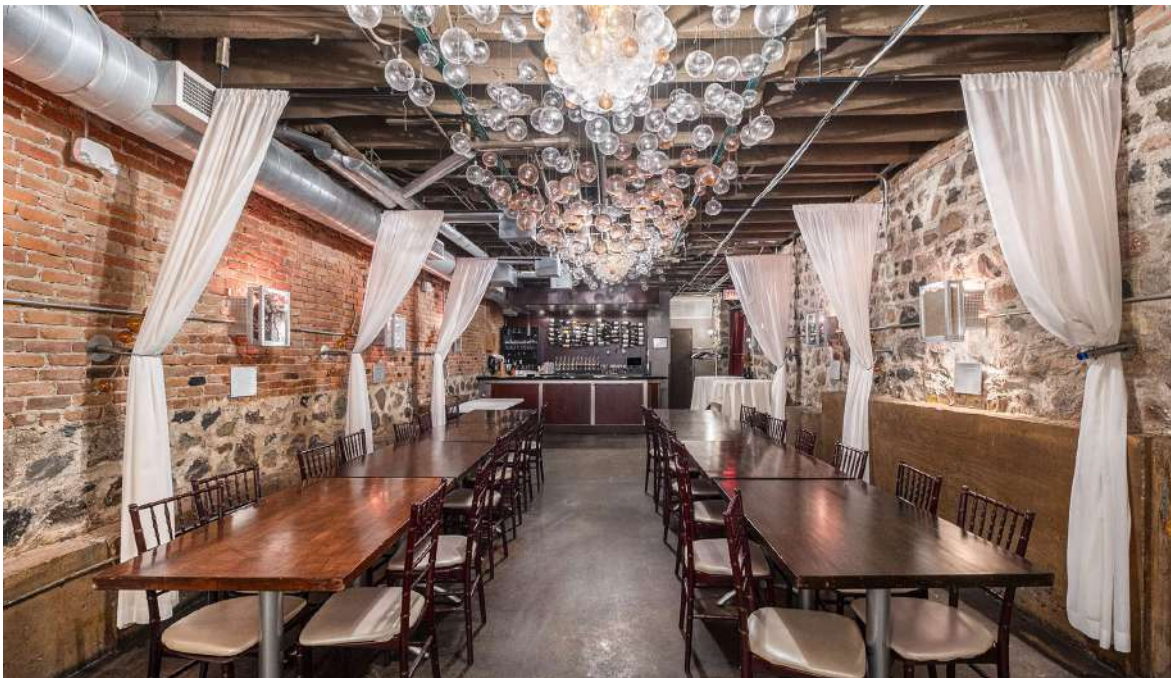
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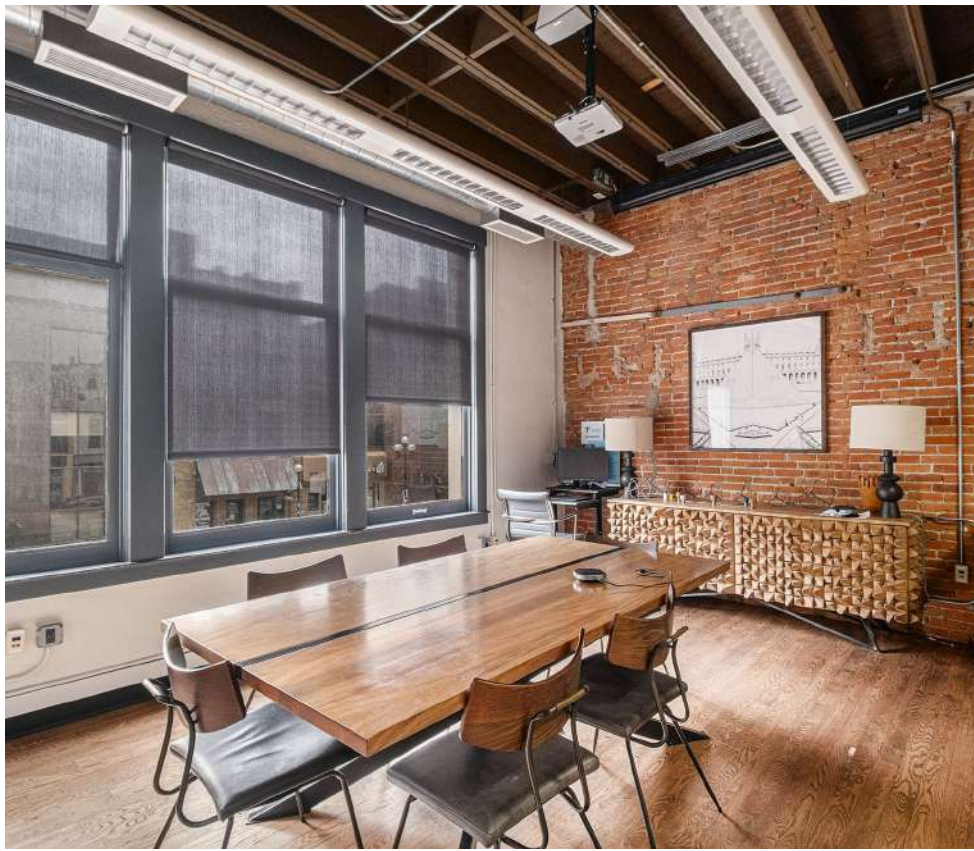
Vinology Photos



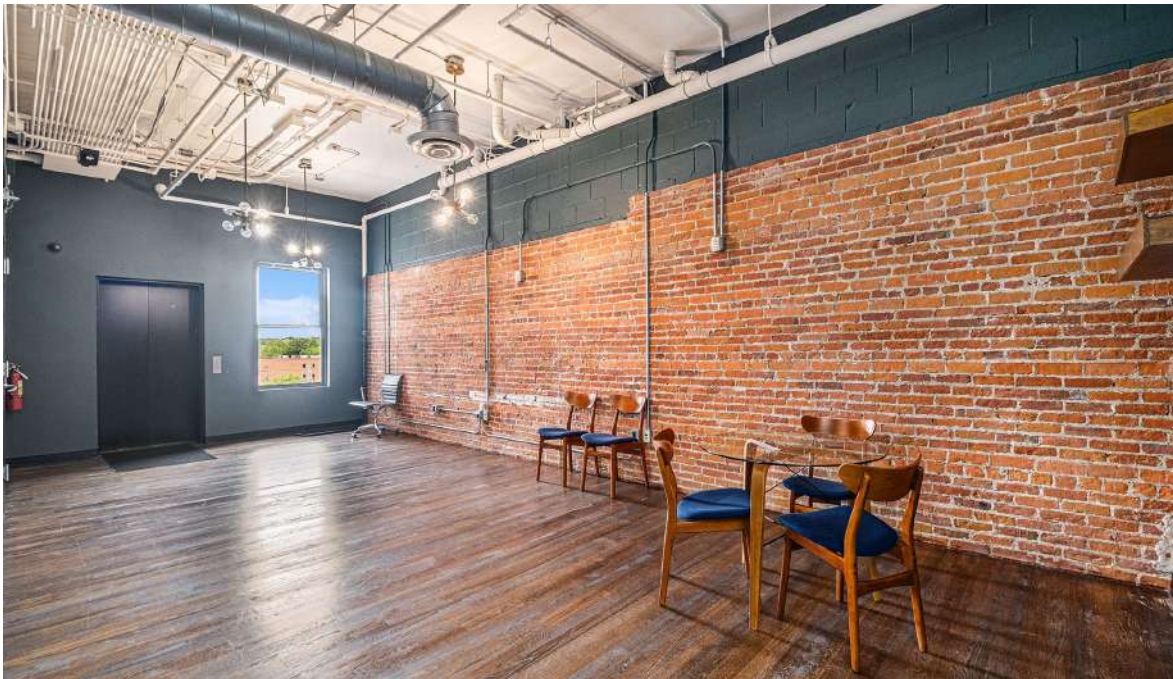
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Vinology Photos

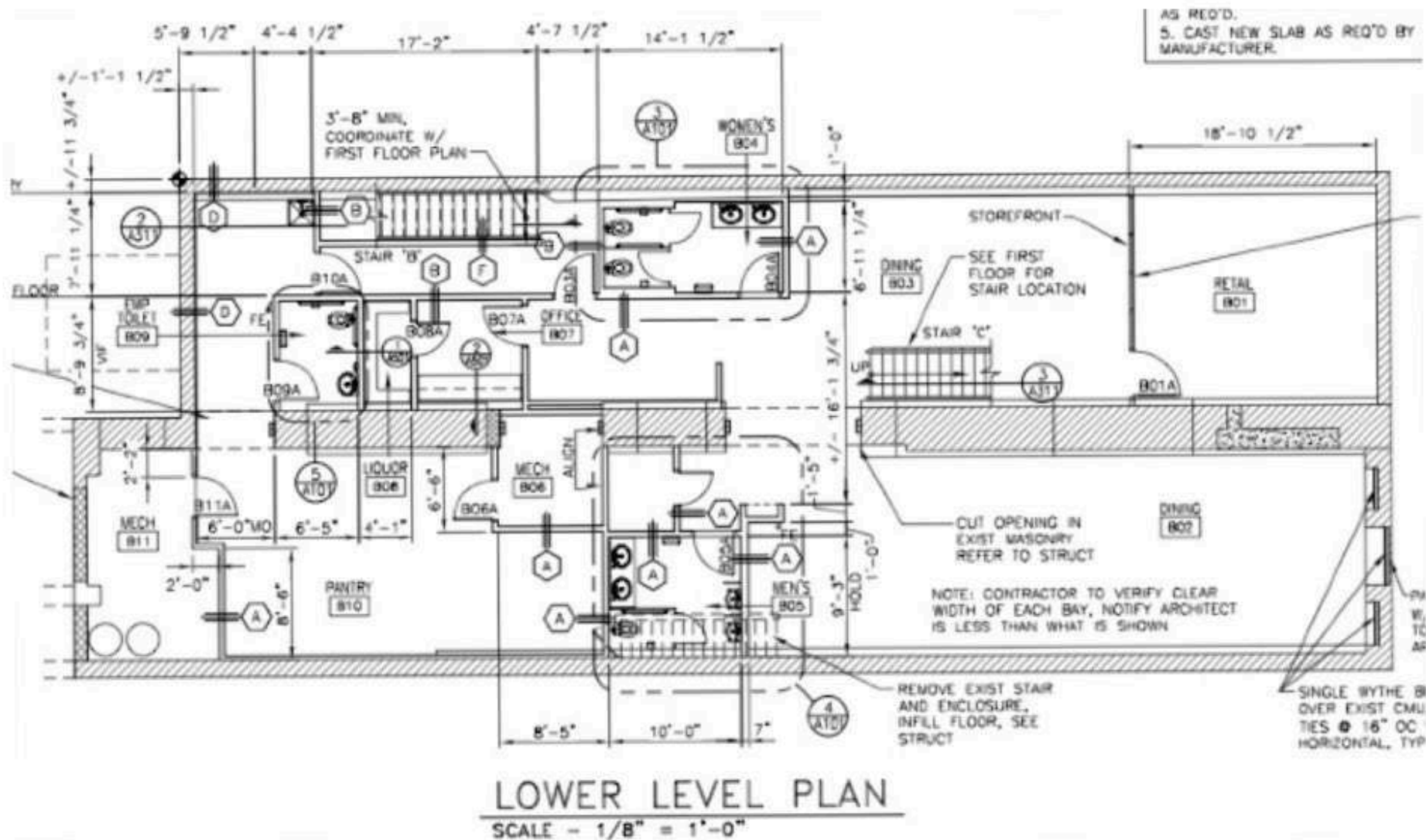


2nd Floor Photos



3rd Floor Photos

Floor Plan



Garage

Elevator

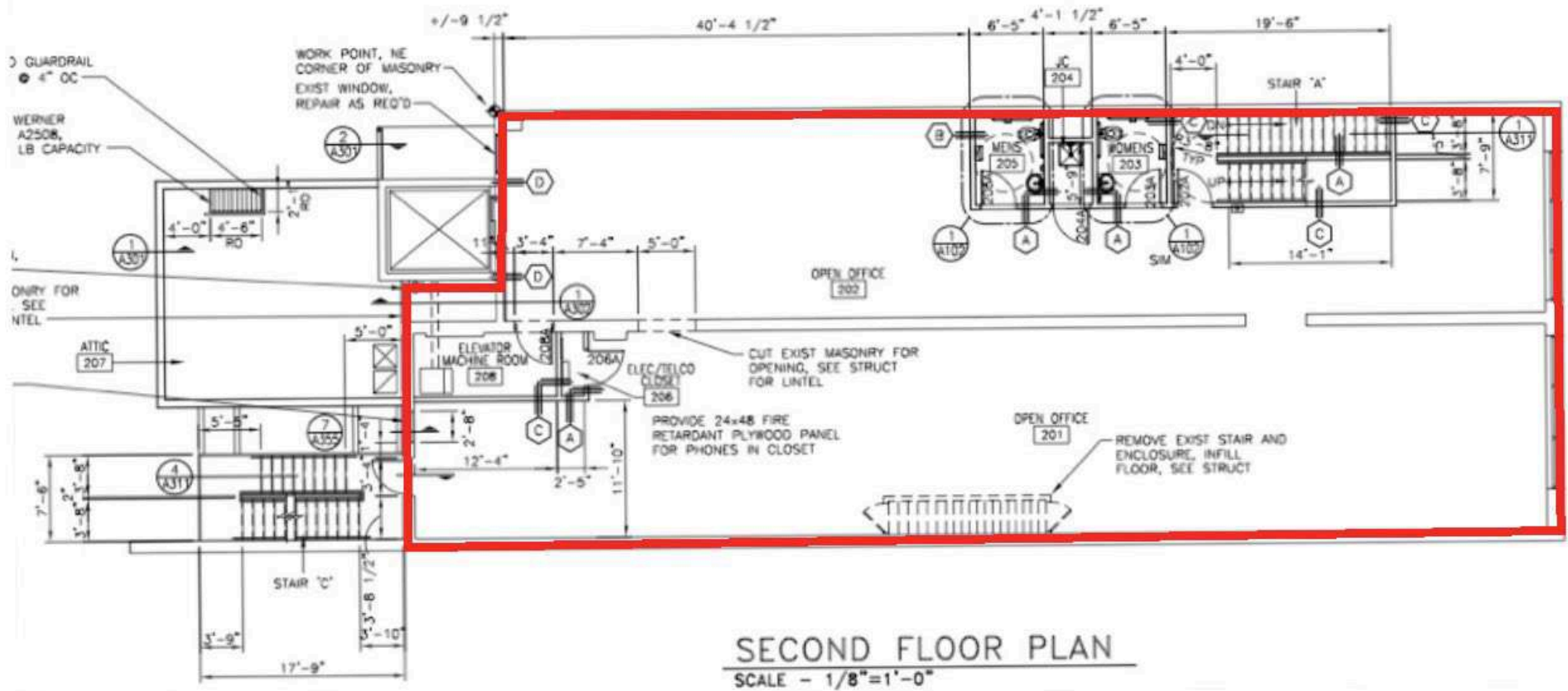
FIRST FLOOR PLAN

SCALE - 1/8" = 1'-0"

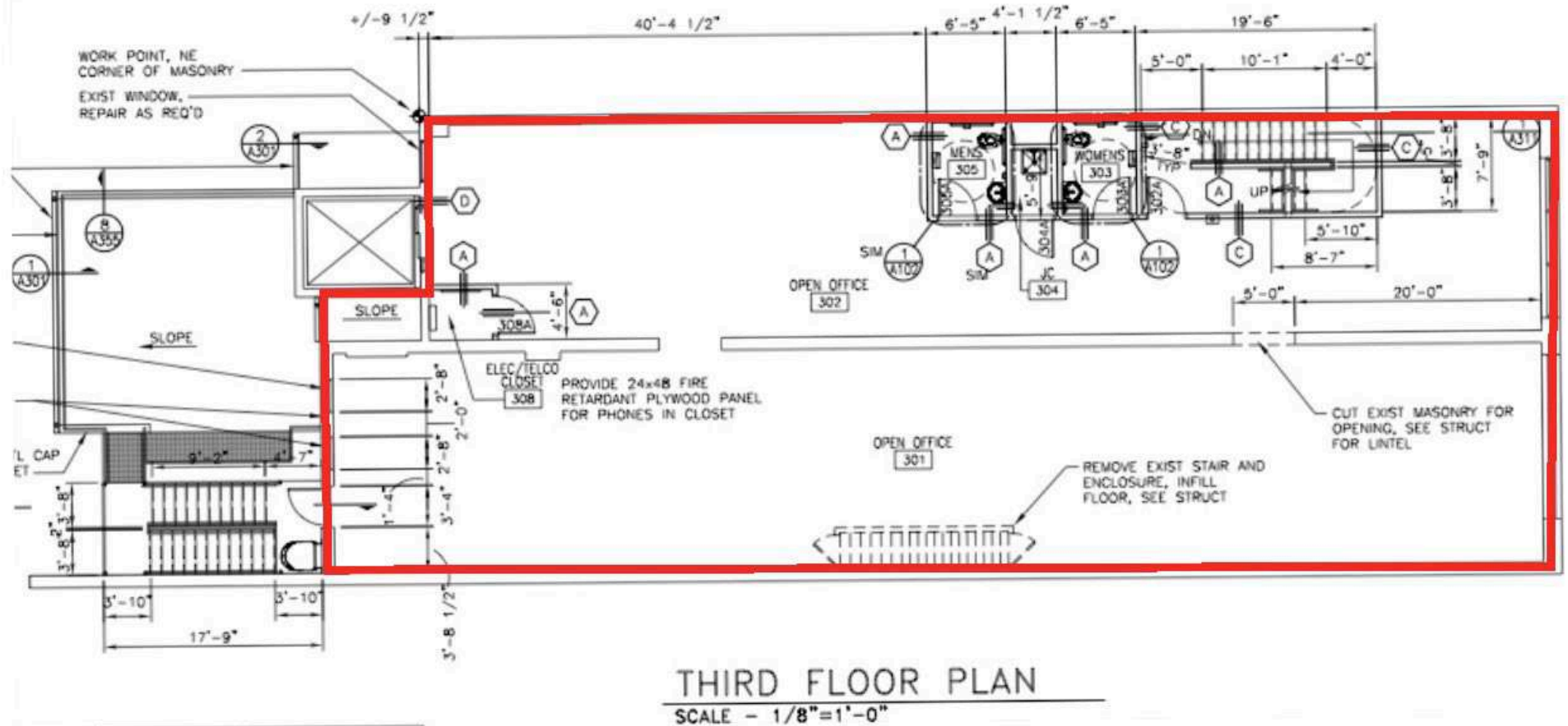
ELEVATOR NOTES:

1. COORDINATE ELEVATOR REPLACEMENT W/ ELEVATOR MANUF.
2. REMOVE EXIST DOOR FRAMES, ENLARGE/ INFILL OPENING AS REQ'D FOR NEW DOOR. PROVIDE FOR NEW PRECAST LINTELS.
3. CONCLUDE BUT APPROVE LATTER PART OF DRAWING AS

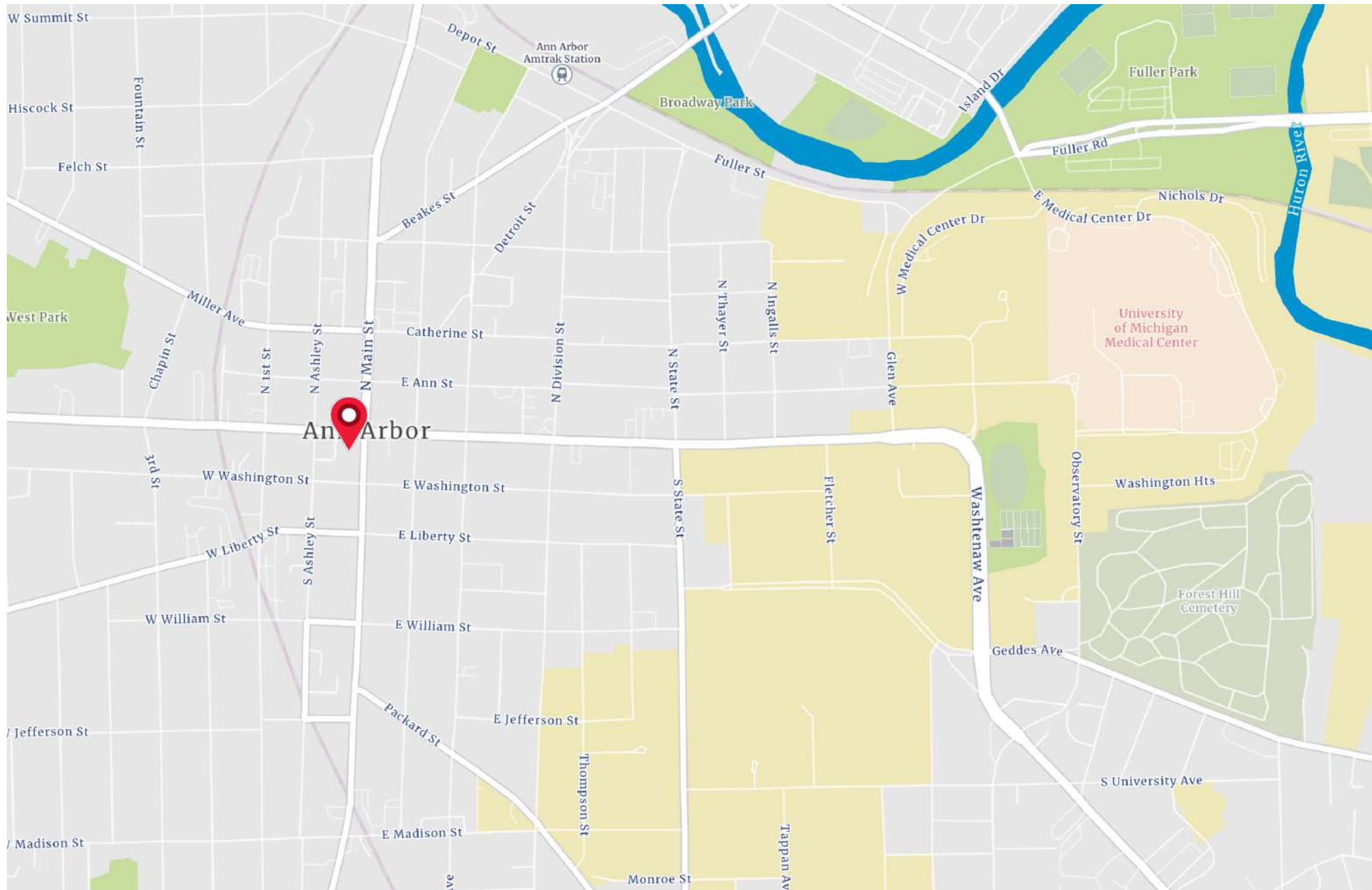
Floor Plan



Floor Plan

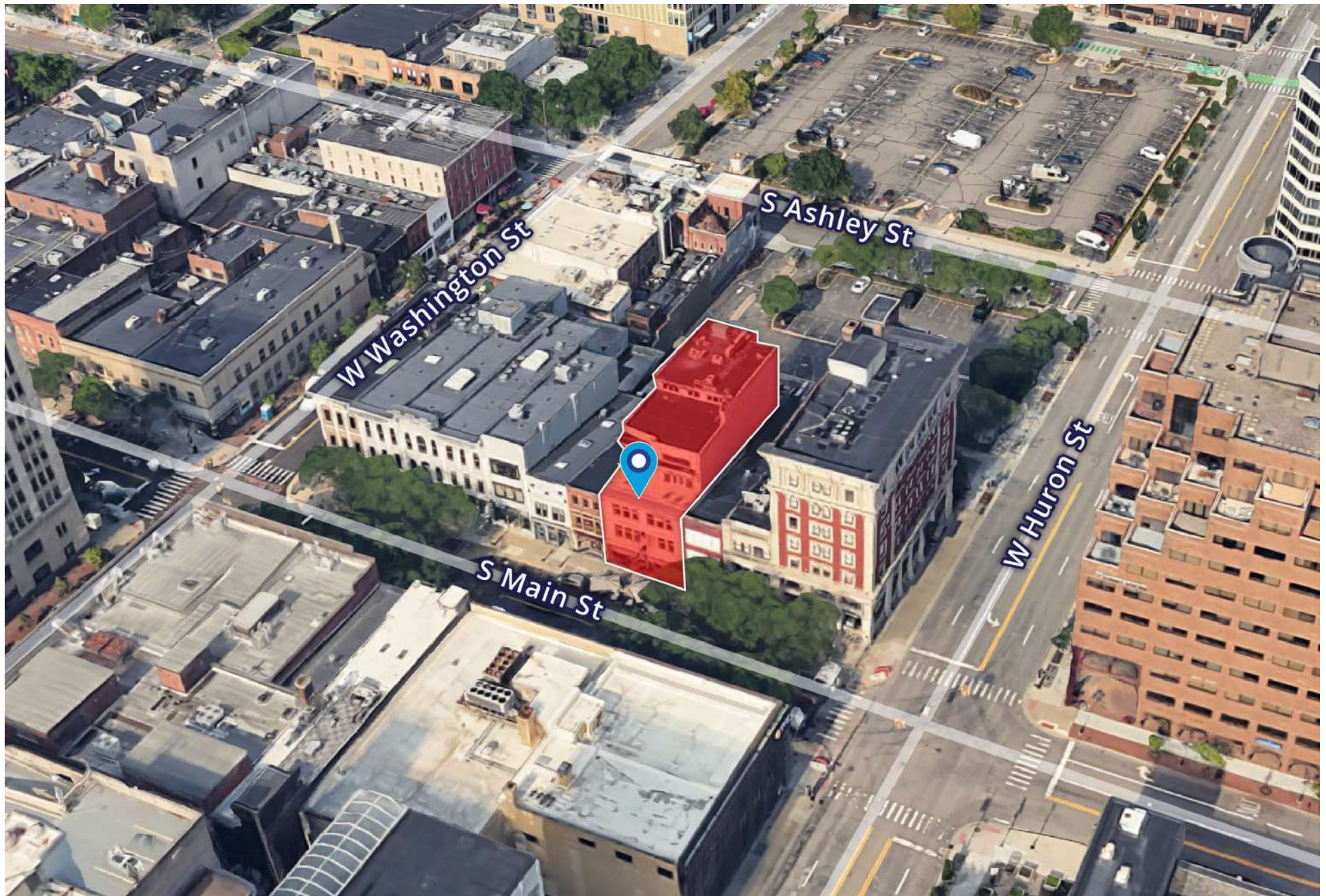


Location Map*



* Yellow Areas = University of Michigan

Aerial Map



For More Information

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By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of (INSERT ADDRESS HERE) or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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.



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