

3930 S. State St.

3930 S. State St., Ann Arbor, MI 48108

Listing ID: 711773
 Property Type: Retail-Commercial For Sale
 Property Subtype: Convenience Store, Free-Standing Building
 Sale Price: \$1,150,000
 Unit Price: \$621.62 Per SF
 Sale Terms: Build-to-Suit, Cash to Seller, Owner Financing, Purchase Money Mortgage
 Ceiling: 12 ft.



Property Overview

RARE HIGHLY VISIBLE CORNER LOCATION! (60-70,000 traffic count) ACCOMMODATE 9-10,000' BUILDING ALONG PRIME COMMUTER ROUTE FOR HIGH END RESIDENTIAL DISTRICTS AND ENTRANCE TO A2 RESEARCH/OFFICE PARK CORRIDOR BETWEEN SALINE AND ANN ARBOR. FORMERLY USED AS DRIVE THRU BANK BRANCH FOLLOWED BY RETAIL FLOWER SHOP. PRESENTLY VACANT AND READY FOR DEVELOPMENT. 1/8TH MILE TO BRIARWOOD MALL & I-94. PRIME PAD SITE FOR RETAIL CENTER. SEE PRELIM SITE PLAN ATTACHED. SELLER WILL PROVIDE APPROVED SITE PLAN PRIOR TO CLOSING. GREAT FOR

BANK, RESTAURANT/COFFEE, PHARMACY & OTHER RETAIL BUSINESSES. FORMER K MART SITE WITH COMMON EGRESS EASEMENT. BORDERS ANN ARBOR CITY LIMITS WITH LOWER PITTSFIELD TOWNSHIP TAXES. SEE MULTIMEDIA EXTERNAL LINK UNDER ALL ATTACHMENTS TO VIEW VIDEO TOUR.

Property Details

General Information

Listing Name:	3930 S. State St.	Building Size (RSF):	1,850 SF
Retail-Commercial Type:	Convenience Store, Free-Standing Building, Garden Center, Mixed Use, Restaurant, Retail-Pad, Service Station/Gas Station, Street Retail, Tavern/Bar/Nightclub	Total Land Size:	2 Acres
Property Use Type:	Investment, Net Leased Investment (NNN), Vacant/Owner-User	Sale Price:	\$1,150,000
Gross Building Area (GBA):	1,850 SF	Sale Terms:	Build-to-Suit, Cash to Seller, Owner Financing, Purchase Money Mortgage
		Zoning:	C2
		Tax ID Number/APN:	L 12-08-475-002

Area & Location

Market Type:	Large	Transportation:	Airport, Bus, Highway, Shuttle, Taxi
Side of Street:	West	Highway(s) Access:	1/16 mile south of I-94 near Briarwood Mall.
Road Type:	Paved	Site Description:	Township Taxes
Property Visibility:	Excellent	Area Description:	1.6 acres in NW Quad of State and Ellsworth ANN ARBOR MAILING, PITTSFIELD TWSP TAXES. 1/8 MILE FROM BRIARWOOD MALL SHOPPING DISTRICT. THIS SIDE OF TOWN HAS 92% OF ANN ARBORS RETAIL RESOURCES.
Street Name:	S.State Street		
Feet of Frontage:	349		
Street Name 2:	Ellsworth		
Feet of Frontage 2:	205		

Building Related

Total Number of Buildings:	1	Typical SF / Floor:	1,480
Building Dimensions/Shape:	43' x 28'	Property Condition:	Average
Number of Stories:	1	Construction/Siding:	Brick

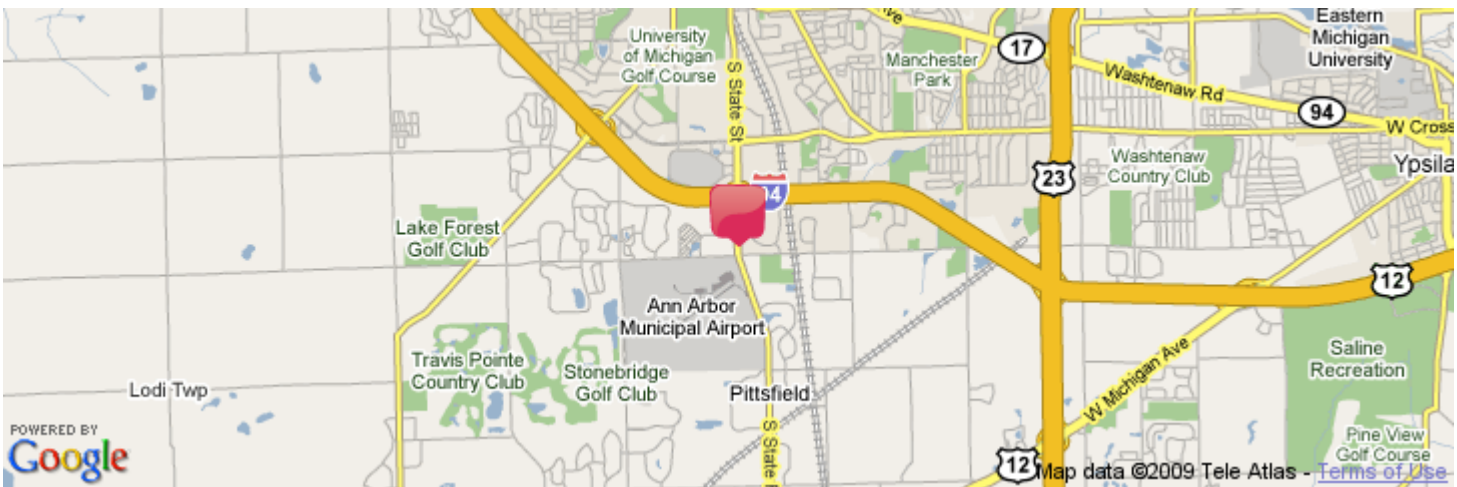
Parking Type:	Surface	Heat Type:	Gas
Parking Description:	HAS OWN ASPHALT LOT. ALSO HAS EASEMENTS PROVIDING ACCESS/USE OF NEIGHBORING FURNITURE, OTHER RETAIL ESTABLISHMENT PARKING LOTS AND ENTRANCES.	Air Conditioning:	Other
		Internet Access:	Cable

Land Related

Zoning Description:	C2	Easements:	Ingress/Egress, Other, Utilities
Lot Frontage (Feet):	349	Easements/Encumbrances Description:	Providing State St. easement to Tyner. Receiving easement from Tyner for Ellsworth access among others
Lot Depth:	205	Land Ownership:	Fee Simple
Lot Shape:	Rectangular	Mineral Rights:	Included
Sanitary Sewers:	Yes		
Storm Sewers:	Yes		

Location

Address:	3930 S. State St. Ann Arbor, MI 48108	County:	Washtenaw
		MSA:	Ann Arbor



Property Images



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Property Contacts



Tom Stachler
Real Estate One - Commercial Division
555 Briarwood Circle
Ann Arbor, MI
734-996-0000
tom@re4sale.net