

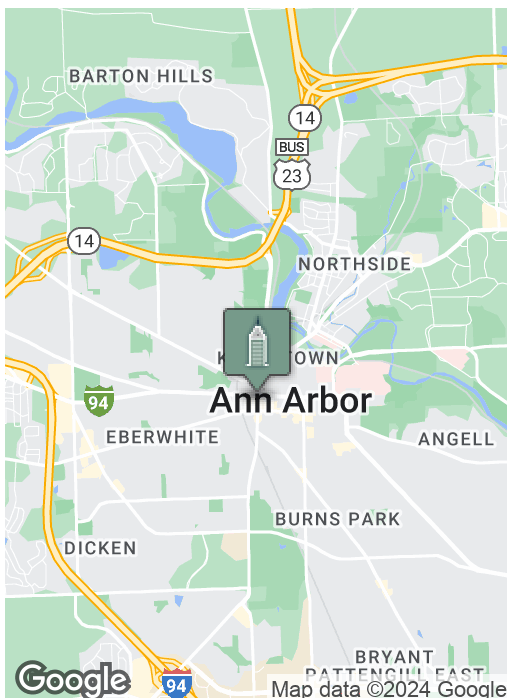
# Prime Restaurant - Downtown Ann Arbor

209 S MAIN ST, ANN ARBOR, MI 48104



**Swisher**  
COMMERCIAL

**FOR SALE  
OR LEASE**



## SUMMARY

Sale Price:	\$3,900,000
Lease Price:	\$45.00/SF NNN
Building Size:	6,226 SF
Zoning:	D1 (Downtown)

## PROPERTY HIGHLIGHTS

- Purchase includes Real Estate, FF&E, & Class C Liquor License
- Prime downtown Ann Arbor location with high foot traffic
- Turn-key operation with two levels of dining and a third level for private events
- Exposed brick walls and original hardwood floors for an authentic ambiance
- Fully equipped kitchens and service areas
- Outdoor seating in a high-profile downtown district
- Diverse customer base from university, healthcare, business, and tourism sectors

***Building  
relationships.***

208 East Washington Street Ann Arbor, MI 48104

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### PROPERTY DESCRIPTION

Spectacular turn-key (includes real estate, FF&E, liquor license) restaurant in downtown Ann Arbor. Perfectly located on Main Street between Liberty Street and Washington Streets, walking distance to the University of Michigan campus and athletics venues.

Property highlights:

- Exposed brick walls and original hardwood floors
- First and second level dining areas with open floor plans and plenty of seating options
- Exceptional sunlight, lots of windows, thirteen to twenty-eight foot ceilings, and four restrooms
- Each level offers large bars
- Mezzanine level has private dining and meeting space
- Kitchens are located on the first floor and the basement with a food prep kitchen on the second level
- Basement also offers a large dumb waiter lift to the main level, plenty of storage, refrigeration, and a restroom

Main Street has outdoor seating and incredible walking traffic. Local traffic from University of Michigan students, families, and Ann Arbor residents. Other traffic includes business travelers, tourists, hospital visitors, staff, sports enthusiasts, art fair and other festival attendees.

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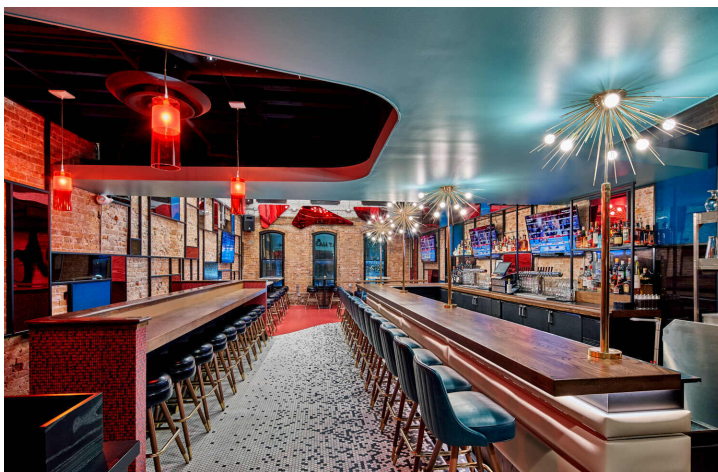
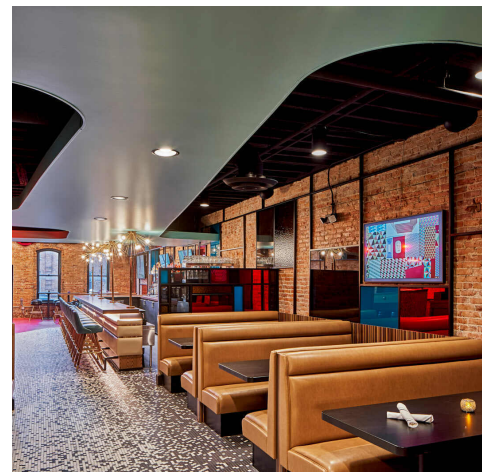


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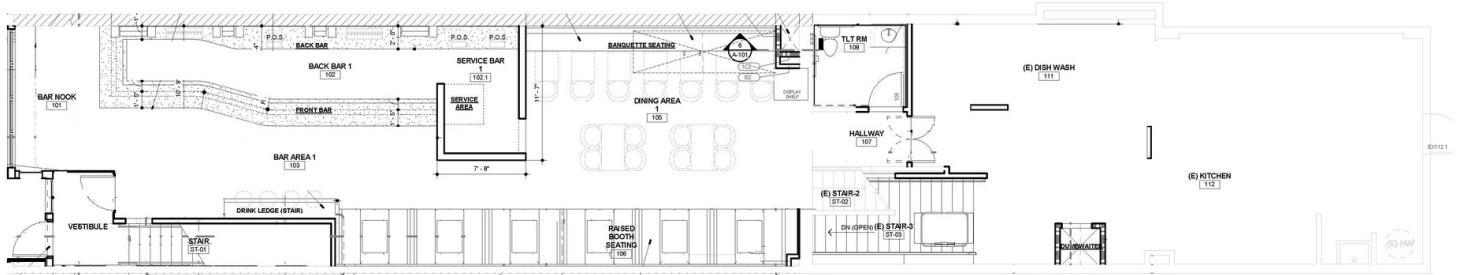
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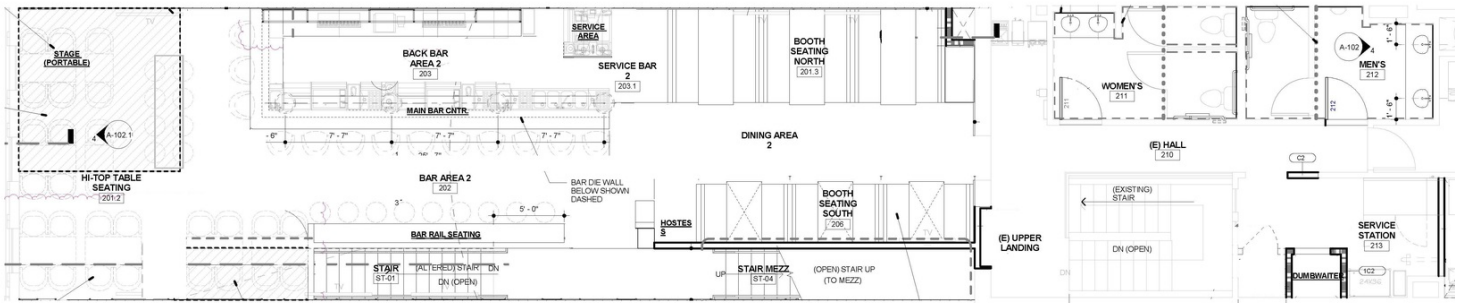
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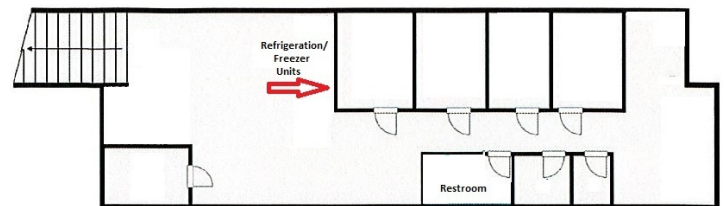
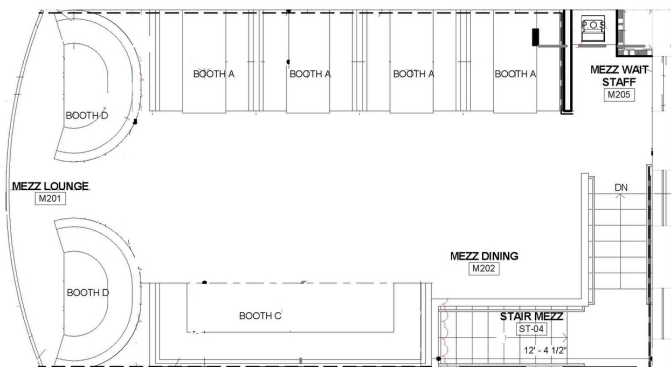
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## 1st Floor



## 2nd Floor



## Messanine

## Refrigeration - Storage - Basement

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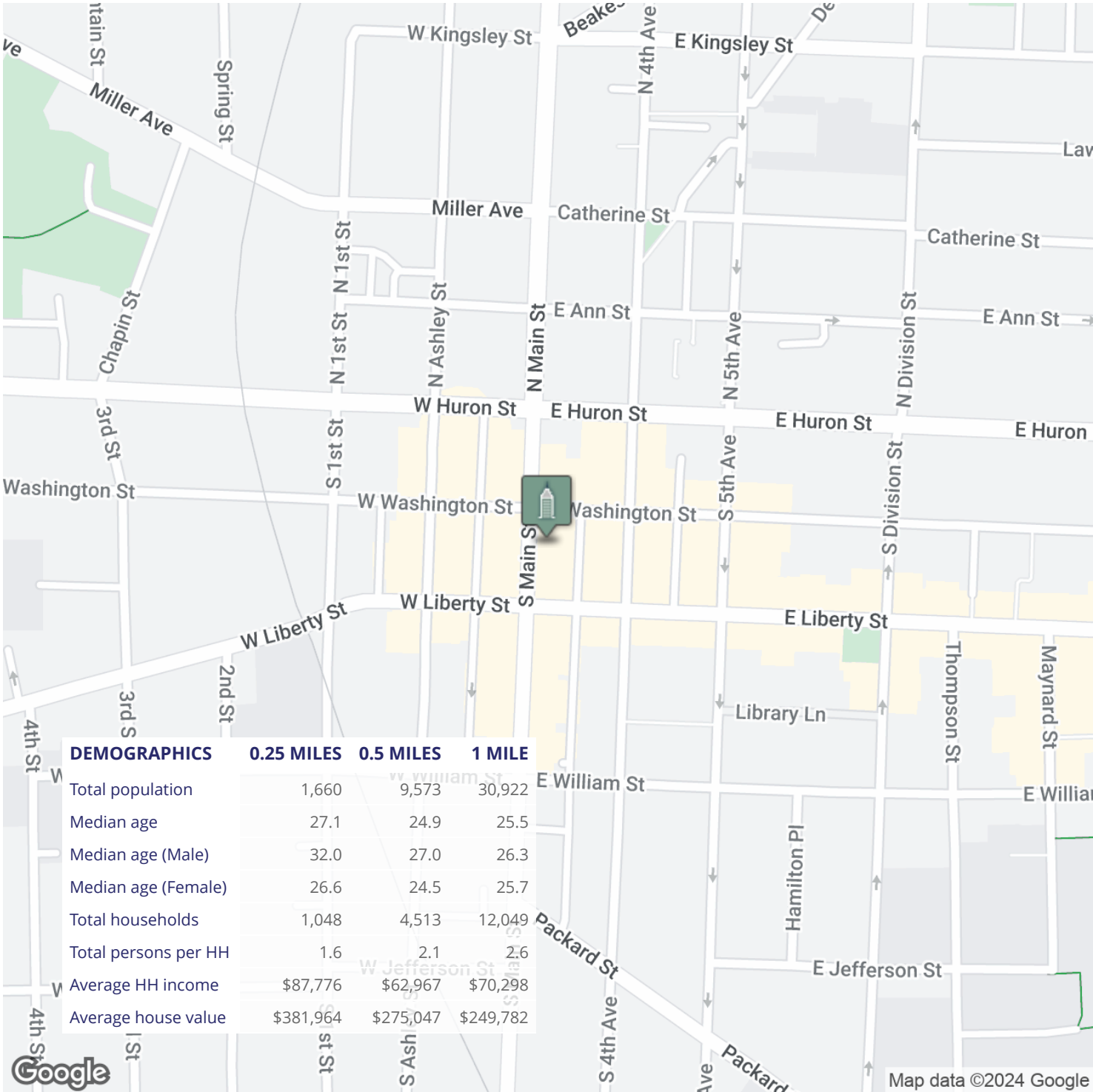
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