

FOR LEASE

PRICKLY PEAR
SOUTHWEST CAFE

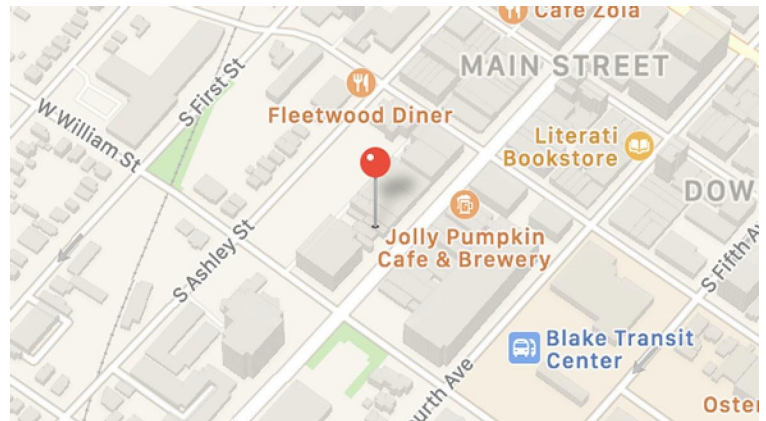
Main Street
Massage Therapy

328 South Main St

ANN ARBOR, MI 48104

OFFERING

Space Available SF	1st Floor & Basement 1,200 sq ft First Floor 1,200 sq ft Basement 1,200 sq ft Outdoor
Term	Negotiable
Lease Rate	\$6000/mo NNN
Space Use	Restaurant / Retail / Office
Condition	Whiteboxed +
Available	Immediate
Property Class	201 Commercial
Zoning	D1



ABOUT THE PROPERTY

An ideal restaurant, retail or office location in Downtown Ann Arbor's high traffic Historic District, the "Burger Building" has been home to several local favorites over the past 100 years - including Hillbilly Hamburger and Prickly Pear.

With 22 ft of commercial frontage along Main St., the lot features both sidewalk cafe seating and ample outdoor space in the 1000 sq ft back patio. The interior space offers an historic charm with stamped tin ceilings and newly refinished hardwood floors.

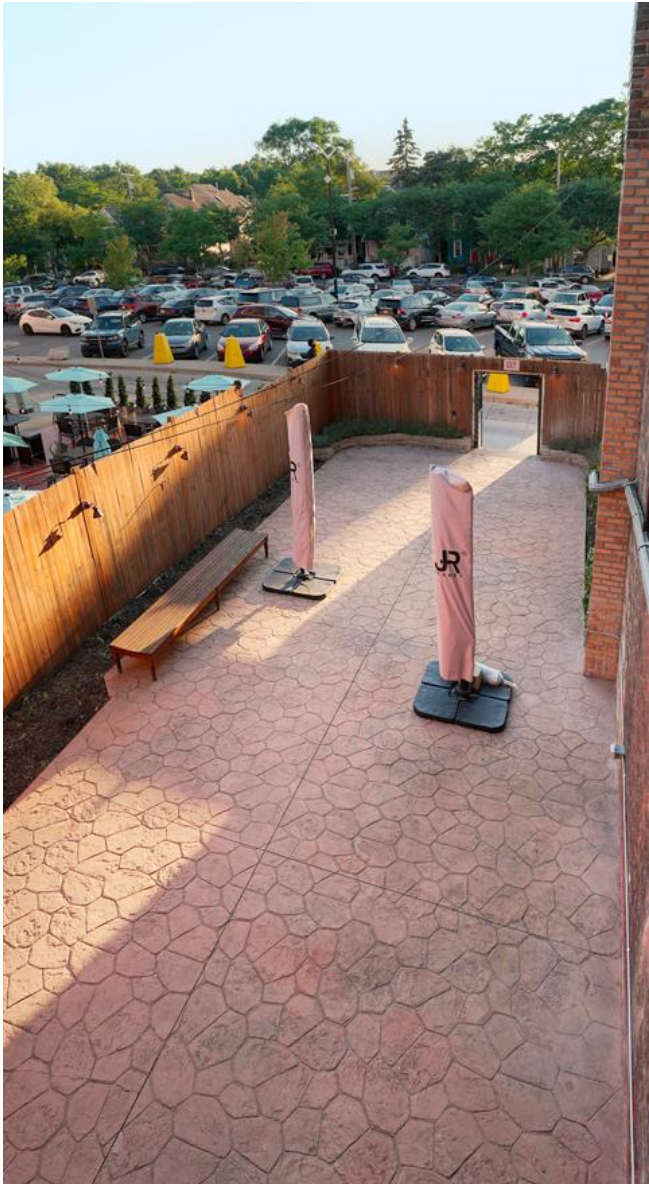
The recently renovated space includes a new ADA bathroom on the 1200 sq ft first floor as well as all new electrical, a Captive Air HVAC system, and numerous other upgrades.

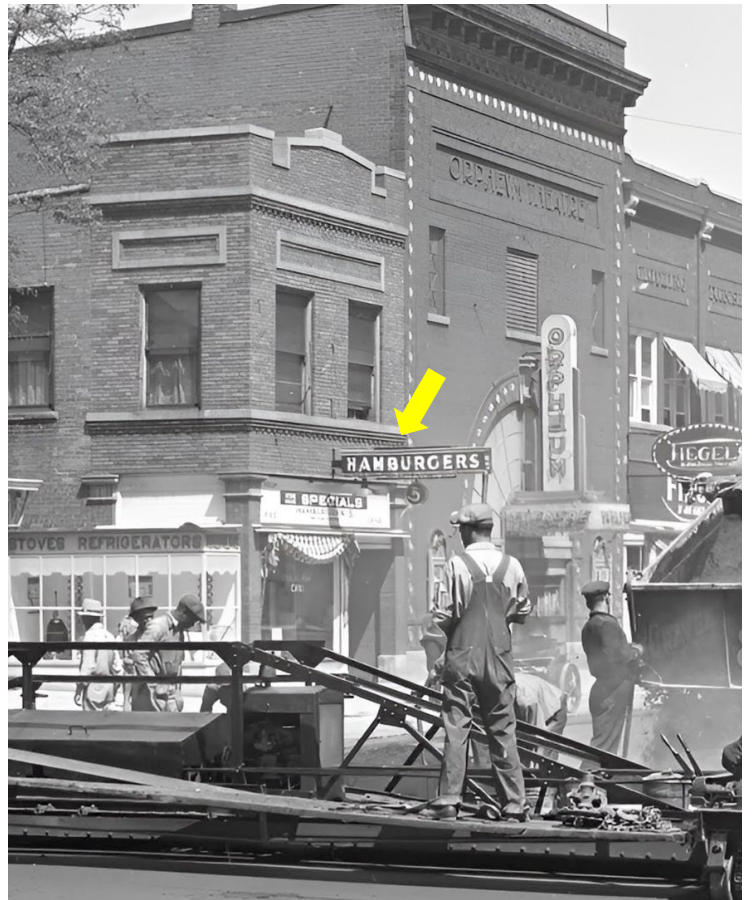
The basement includes 2 additional bathrooms, a walk in cooler, plentiful storage and secondary kitchen area.

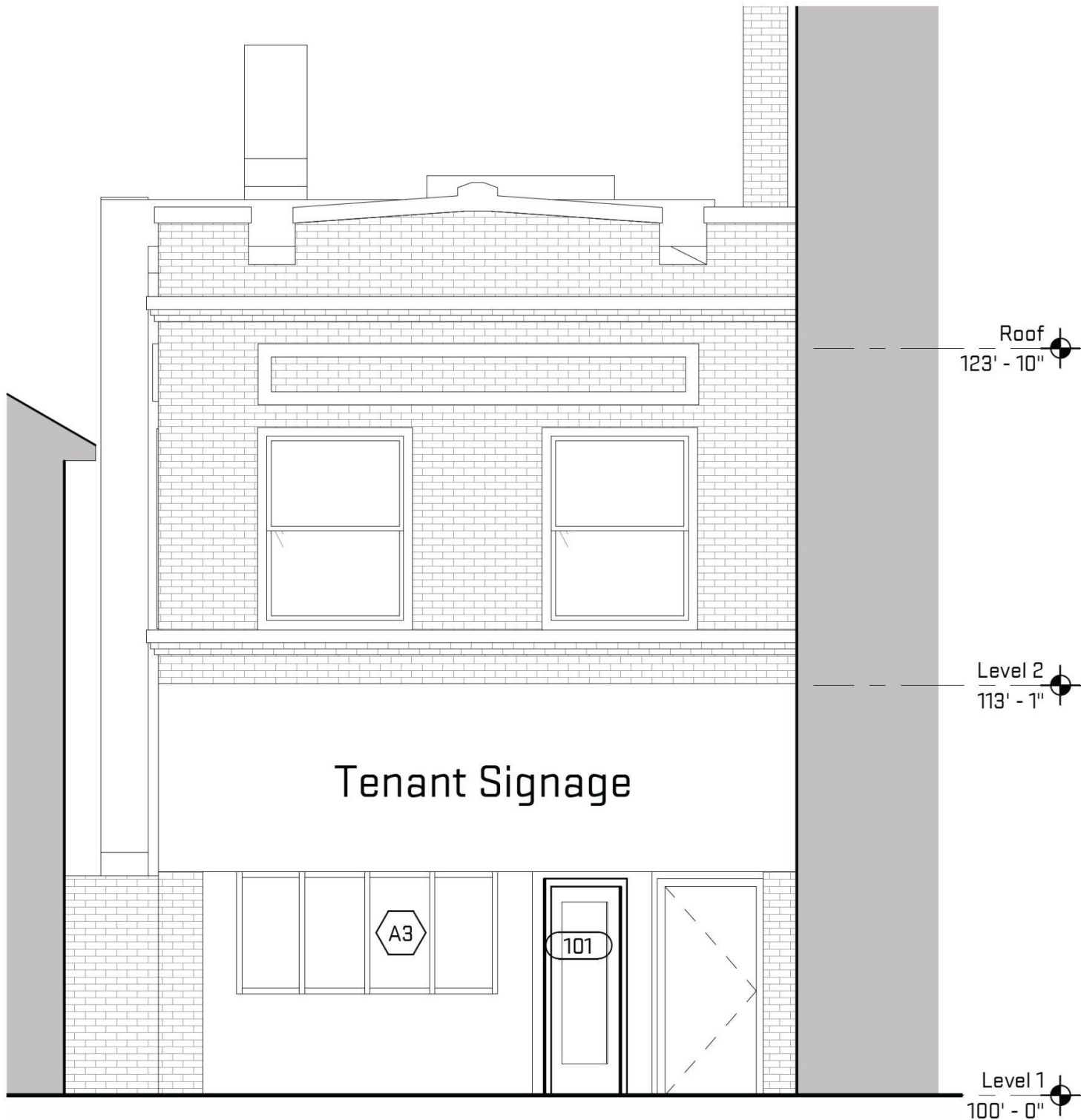
More on the history of the property, including a 2020 tour of the former restaurant, can be found [here](#).

For more information contact Michael at: 328southmain@gmail.com

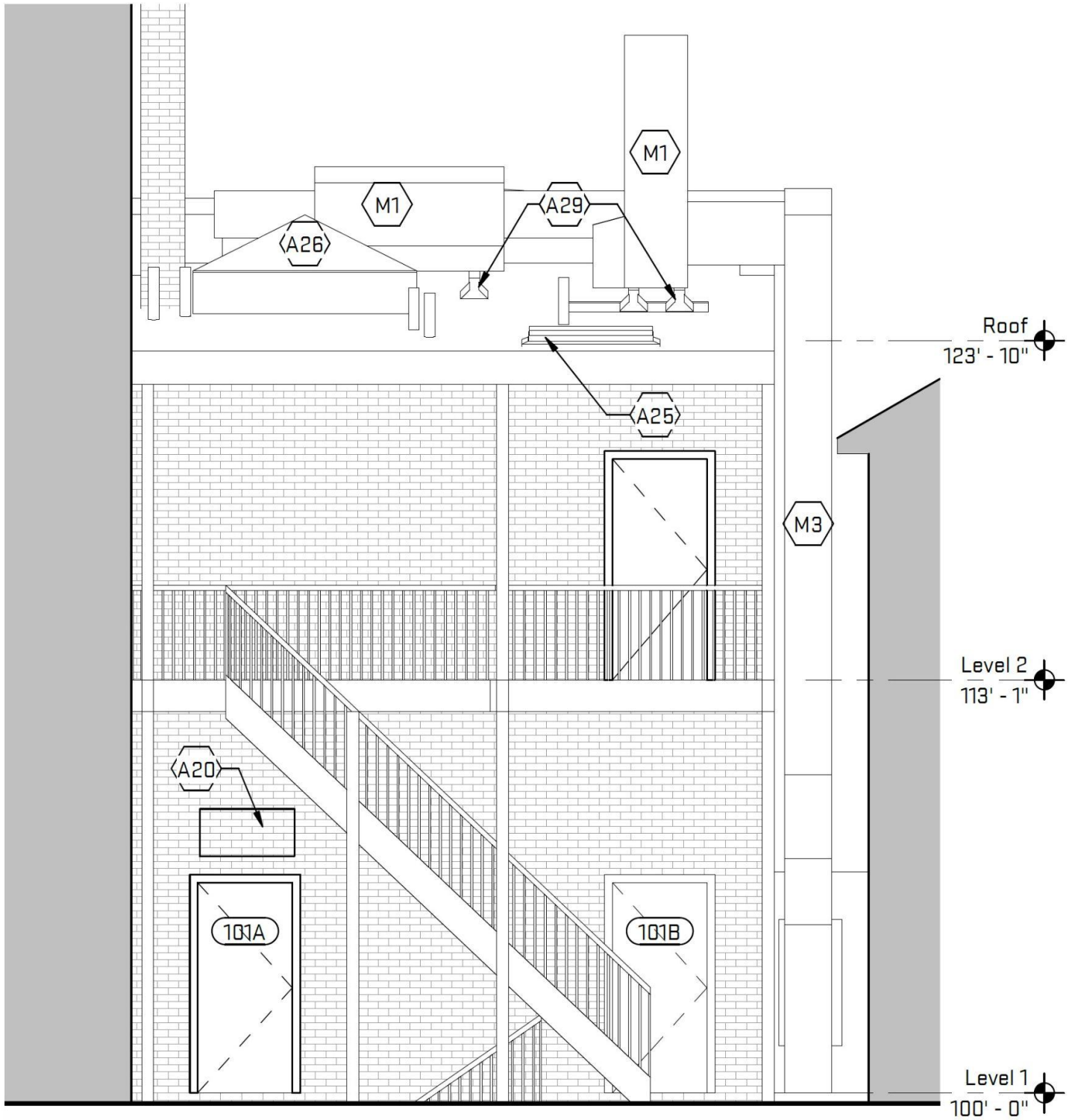
MERMICORN™







2 East Elevation
A-301 1/4" = 1'-0"



3 West Elevation
A-301 2' 4' 8' 1/4" = 1'-0"

