

Demolition paves way for new Ann Arbor condos costing up to \$2 million

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The demolition of an old house at 212 Miller Ave. in Ann Arbor sets the stage for construction of more high-end downtown condos on May 2, 2023. Ryan Stanton | The Ann Arbor News

ANN ARBOR, MI — The demolition of an old brick house that has stood at 212 Miller Ave. for over a century signals the start of a [new high-end condo development](#) in Ann Arbor.

The two-bedroom, 1,538-square-foot house on the northwest edge of downtown was [reduced to rubble](#) Tuesday, May 2, paving the way for an eight-unit condo building to come with units costing up to \$2 million.

Local builder Tom Fitzsimmons of Huron Contracting LLC, who purchased the property for \$725,000 in August 2020, is behind the project.

Construction is expected to take about two years before buyers take over finished units in 2025.

[New drawings show boutique condo building coming to downtown Ann Arbor](#)

Marketed as luxury, the latest condos are slated to rise next to a five-story,

17-unit condo building Fitzsimmons completed last year at the corner of Miller and Ashley Street. A courtyard is planned between the two buildings.



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The eight condos coming [range from 1,255 to 2,721 square feet](#) and three are already reserved, according to the developer.

There are to be three floors of condos above a lower parking level, though penthouse units will have an upper mezzanine area that adds another level. Plans have changed so there will be three units instead of two on the second level now, Fitzsimmons said.

Prices aren't listed, but Fitzsimmons said they'll be market rate, starting at about \$600 per square foot and up, with penthouse units topping \$700 per square foot.



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For his 309 N. Ashley project last year, the 16 condo sales recorded with the city assessor's office totaled over \$20 million or nearly \$1.3 million on average, with only one less than \$1 million and the most expensive over \$1.7 million.

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Sales prices were \$619 per square foot on average, with units ranging from 1,764 to 2,454 square feet — the most expensive penthouse unit going for \$733 per square foot.

If similar rates hold at 212 Miller Ave., the new condos coming could range from less than \$800,000 to about \$2 million.



The house at 212 Miller Ave. to be demolished for a new downtown Ann Arbor condo building as it looked March 27, 2023. Tom Fitzsimmons, builder of the adjacent condo building, is behind the project. Ryan Stanton | The Ann Arbor News

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