

794 Pine Street  
Muskegon, Michigan

**CORE**   
COMMERCIAL

PRICE REDUCED



## *Retail Space For Lease*

Take advantage of this exceptional opportunity at the Northtown 794 building in downtown Muskegon. The entire Garden Level is available for your business. The former location of a brewery and tasting room, this space offers multiple site use options. The Northtown building was renovated in 2019 and is occupied by thriving businesses including two full-service bar/restaurants (Capone's and Kitchen 794), Aldea Coffee, Polka Dot Paisley (boutique retail) on the street level. The upper floor of the building has been redeveloped for professional office space and is 90%+ occupied.

### **LEASE PRICE:**

- **Garden Level (6,250 SF): \$6.00/SF/Yr NNN (\$3,125/Month)**
- **Bar Area Only(2,250 SF): \$8.00/SF/Yr NNN (\$1,500/Month)**

For more information, please contact:

BRYAN BENCH  
231 578 2508  
bryanbench@corerealty.com

TROY WASSERMAN  
231 750 9627  
troywasserman@corerealty.com

Connect with us:

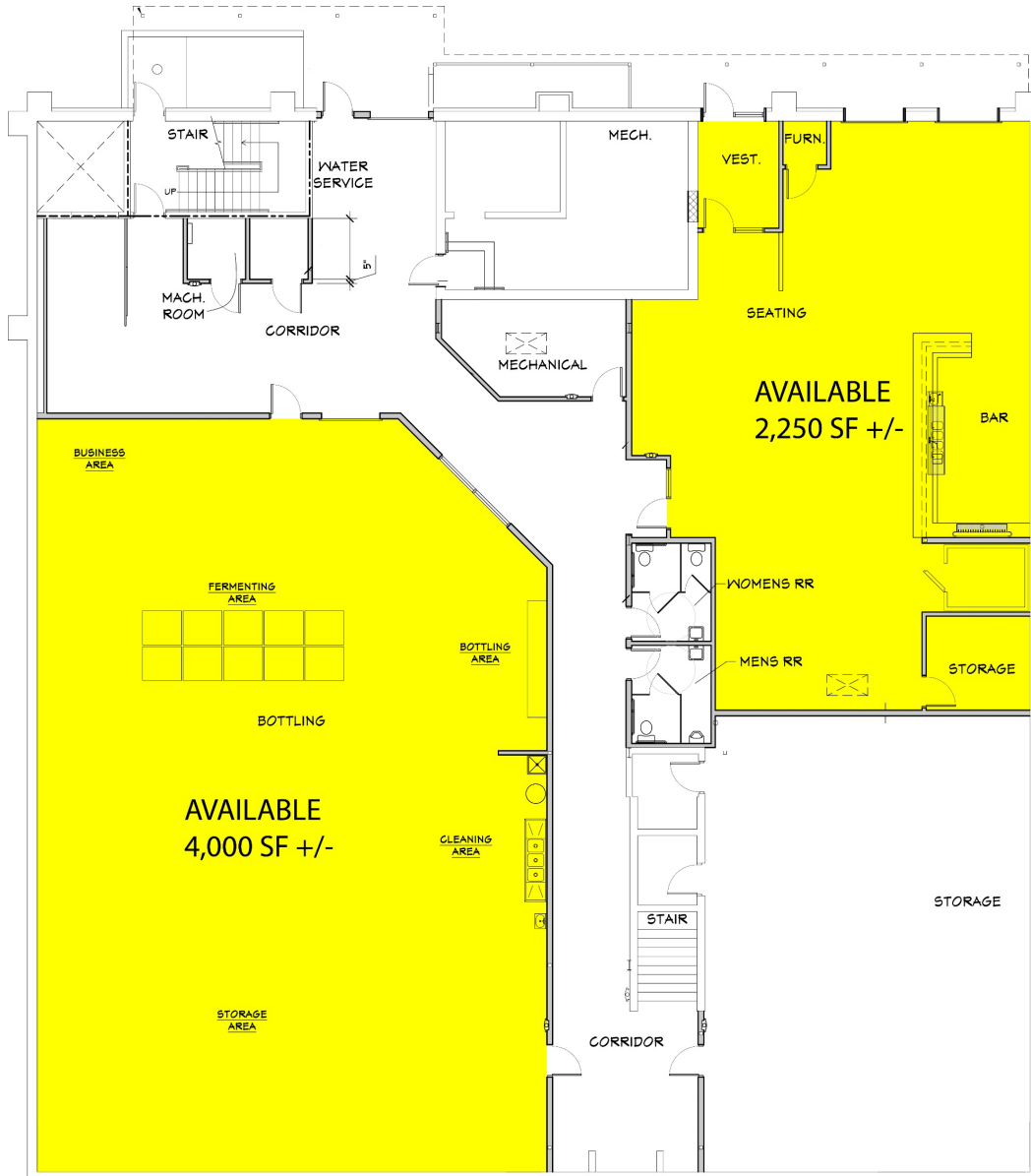


**CORE REALTY PARTNERS**

221 W. Webster Avenue  
Muskegon, MI 49440

[www.corecommercialrealty.com](http://www.corecommercialrealty.com)

Floor Plan



**GARDEN LEVEL - OVERALL FLOOR PLAN**

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

**LEASE PRICE:**

- **Garden Level (6,250 SF): \$6.00/SF/Yr NNN (\$3,125/Month)**
- **Bar Area Only(2,250 SF): \$8.00/SF/Yr NNN (\$1,500/Month)**

For more information, please contact:

BRYAN BENCH  
231 578 2508  
bryanbench@corerealty.com

TROY WASSERMAN  
231 750 9627  
troywasserman@corerealty.com

Connect with us:



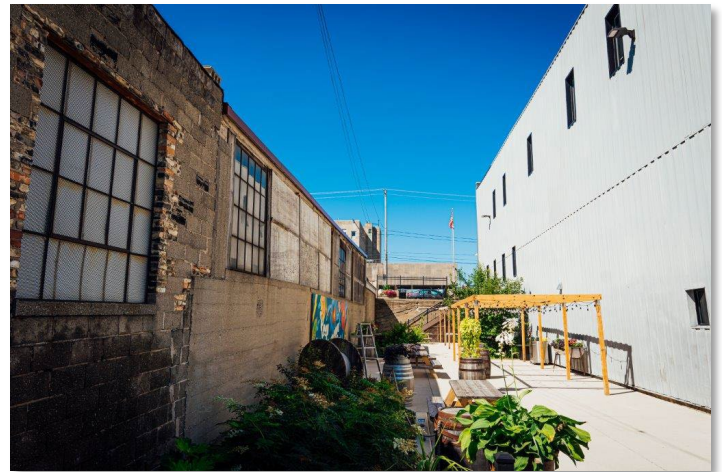
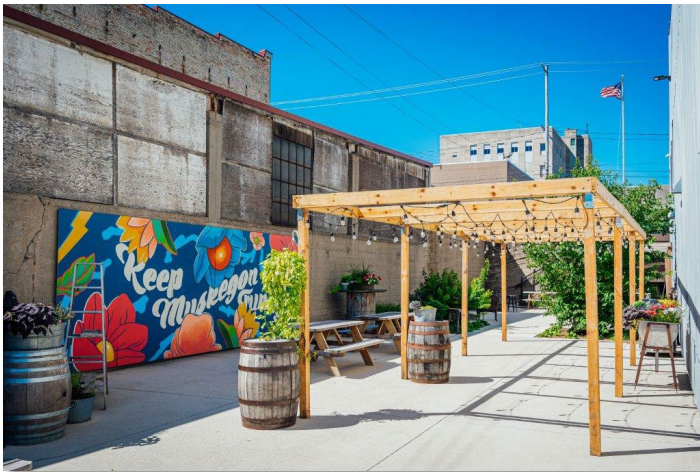
**CORE REALTY PARTNERS**

221 W. Webster Avenue  
Muskegon, MI 49440

www.corecommercialrealty.com



Exterior Photos



For more information, please contact:

BRYAN BENCH  
231 578 2508  
bryanbench@corerealty.com

TROY WASSERMAN  
231 750 9627  
troywasserman@corerealty.com

Connect with us:



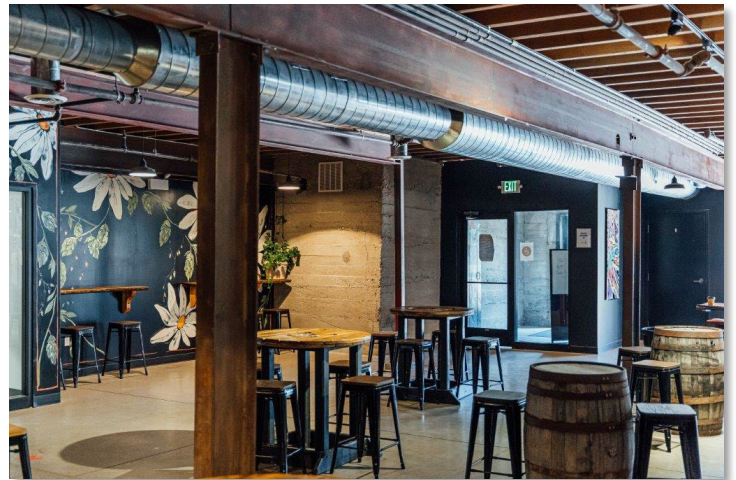
CORE REALTY PARTNERS

221 W. Webster Avenue  
Muskegon, MI 49440

www.corecommercialrealty.com



Interior Photos



For more information, please contact:

BRYAN BENCH  
231 578 2508  
bryanbench@corerealty.com

TROY WASSERMAN  
231 750 9627  
troywasserman@corerealty.com

Connect with us:



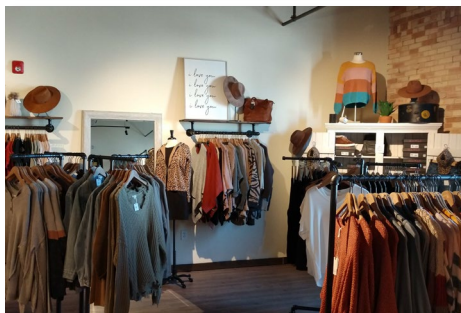
CORE REALTY PARTNERS

221 W. Webster Avenue  
Muskegon, MI 49440

www.corecommercialrealty.com



Tenants within Northtown 794



For more information, please contact:

BRYAN BENCH  
231 578 2508  
bryanbench@corerealty.com

TROY WASSERMAN  
231 750 9627  
troywasserman@corerealty.com

Connect with us:



CORE REALTY PARTNERS

221 W. Webster Avenue  
Muskegon, MI 49440

www.corecommercialrealty.com