

350 W. Western Avenue
Muskegon, Michigan

CORE 
COMMERCIAL

SALE PRICE REDUCED!

**18TH AMENDMENT
SPIRITS CO.**

Iconic Property in Downtown Muskegon

This historic Savings and Loan Bank building is home of the 18th Amendment Spirits Company AND offers an exceptional opportunity for the restaurateur or similar operator. The ground floor and banquet room (2nd floor) is approximately 5,625 SF and there is a full basement. The building has been tastefully renovated (2016) while retaining its historic charm. Located in the heart of the entertainment district, it is in proximity to the Trinity health Arena, Frauenthal Center, and West Michigan Symphony Orchestra. 18th Amendment is a craft distillery and restaurant which features a full kitchen and wood-fired pizza oven. The furniture, fixtures, and equipment (FFE) are included in the asking price. Excellent opportunity to create a year-round destination location in downtown. Bring your creative ideas and join the momentum building in downtown Muskegon.

Sale Price: ~~\$1,300,000.00~~ \$995,000.00 | Lease Price: \$20/SF/Yr NNN (\$9,375/Month)

For more information, please contact:

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231 750 9627
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BRYAN BENCH
231 578 2508
bryanbench@corerealty.com

Connect with us:



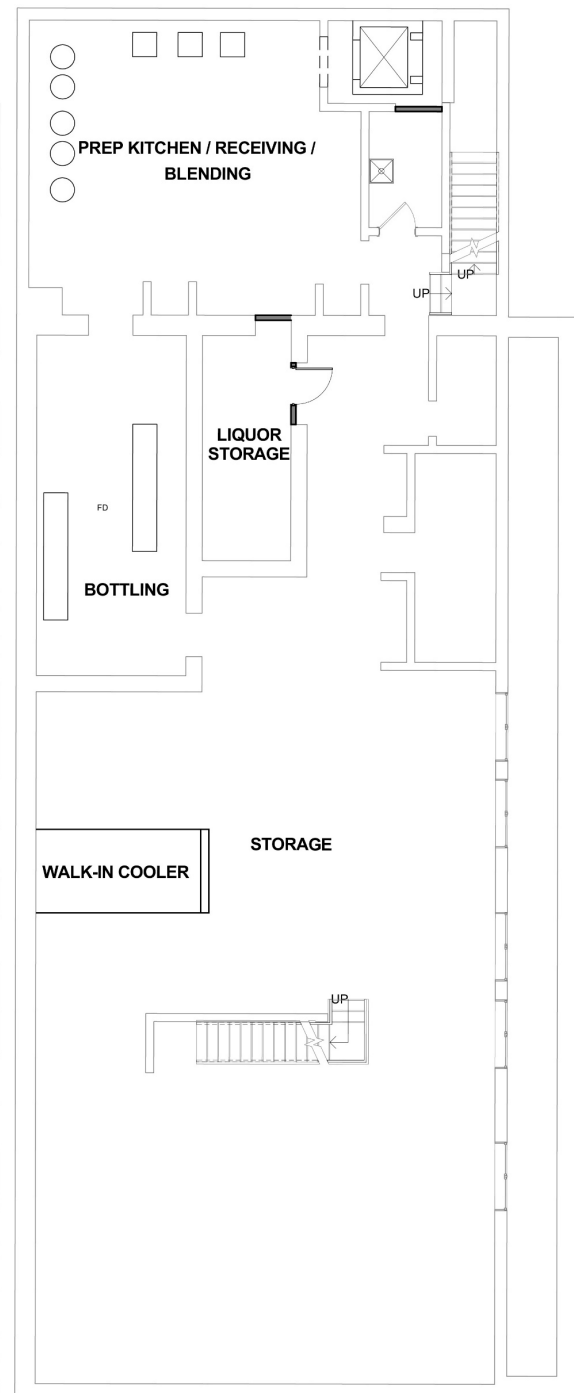
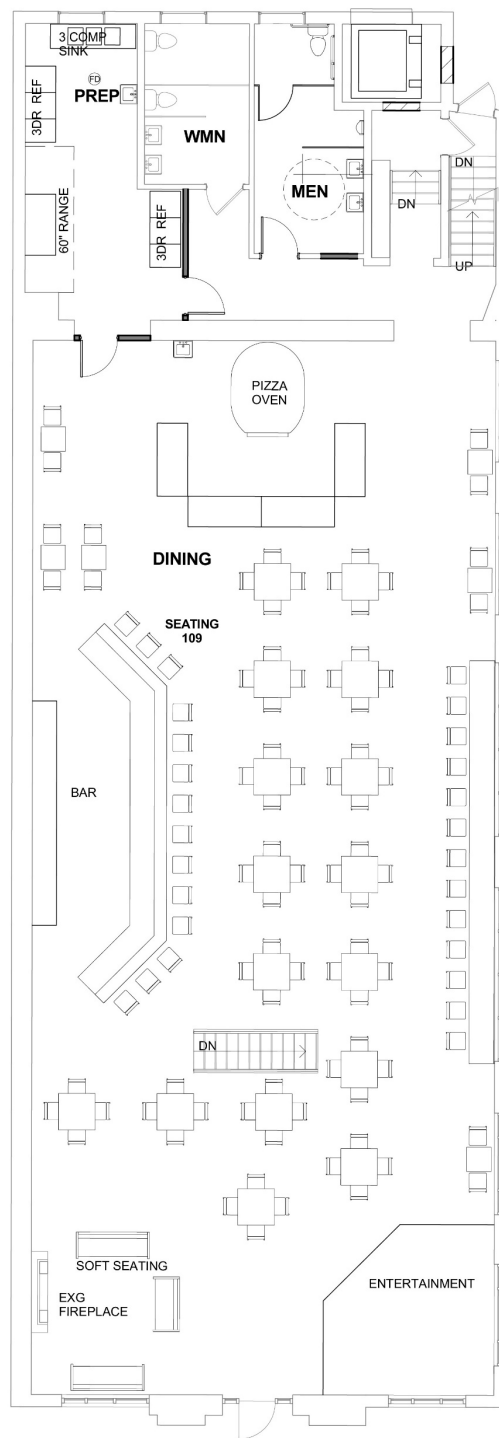
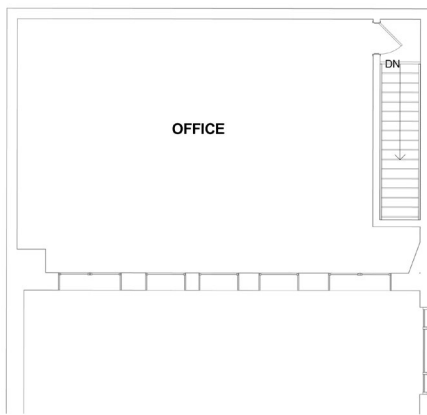
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2nd STORY – ABOVE KITCHEN

MAIN FLOOR

BASEMENT



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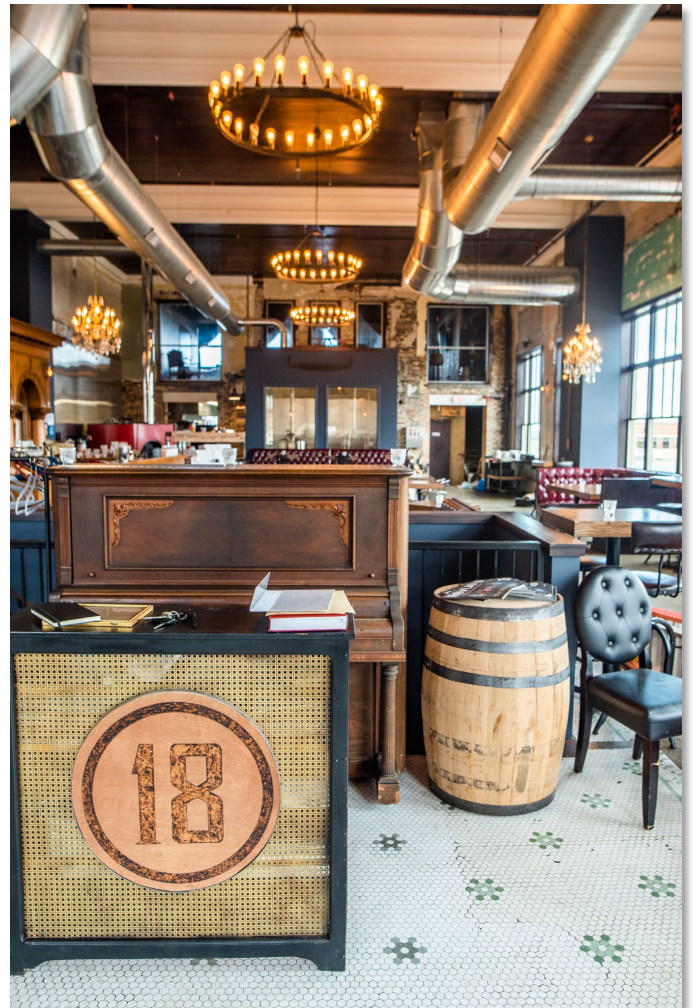


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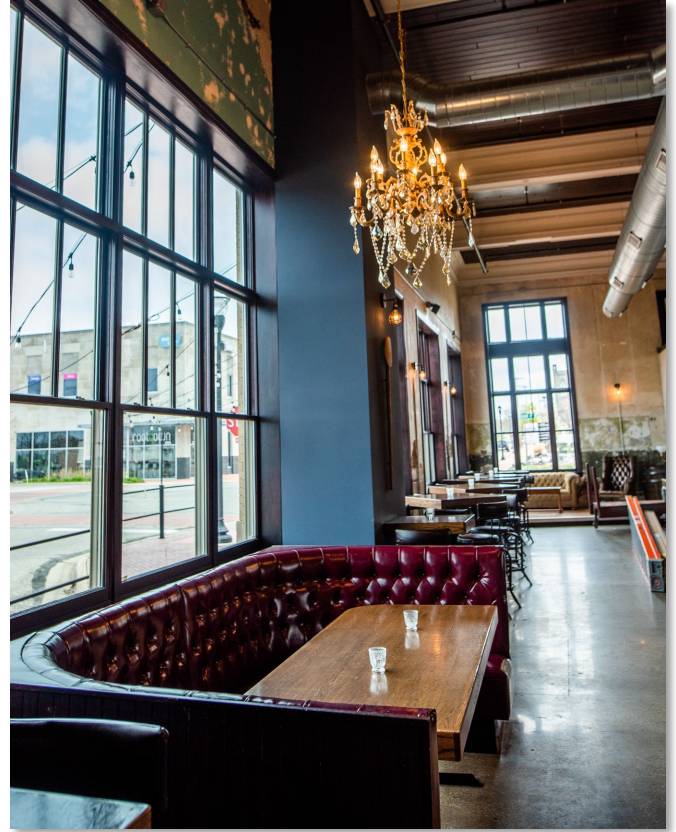


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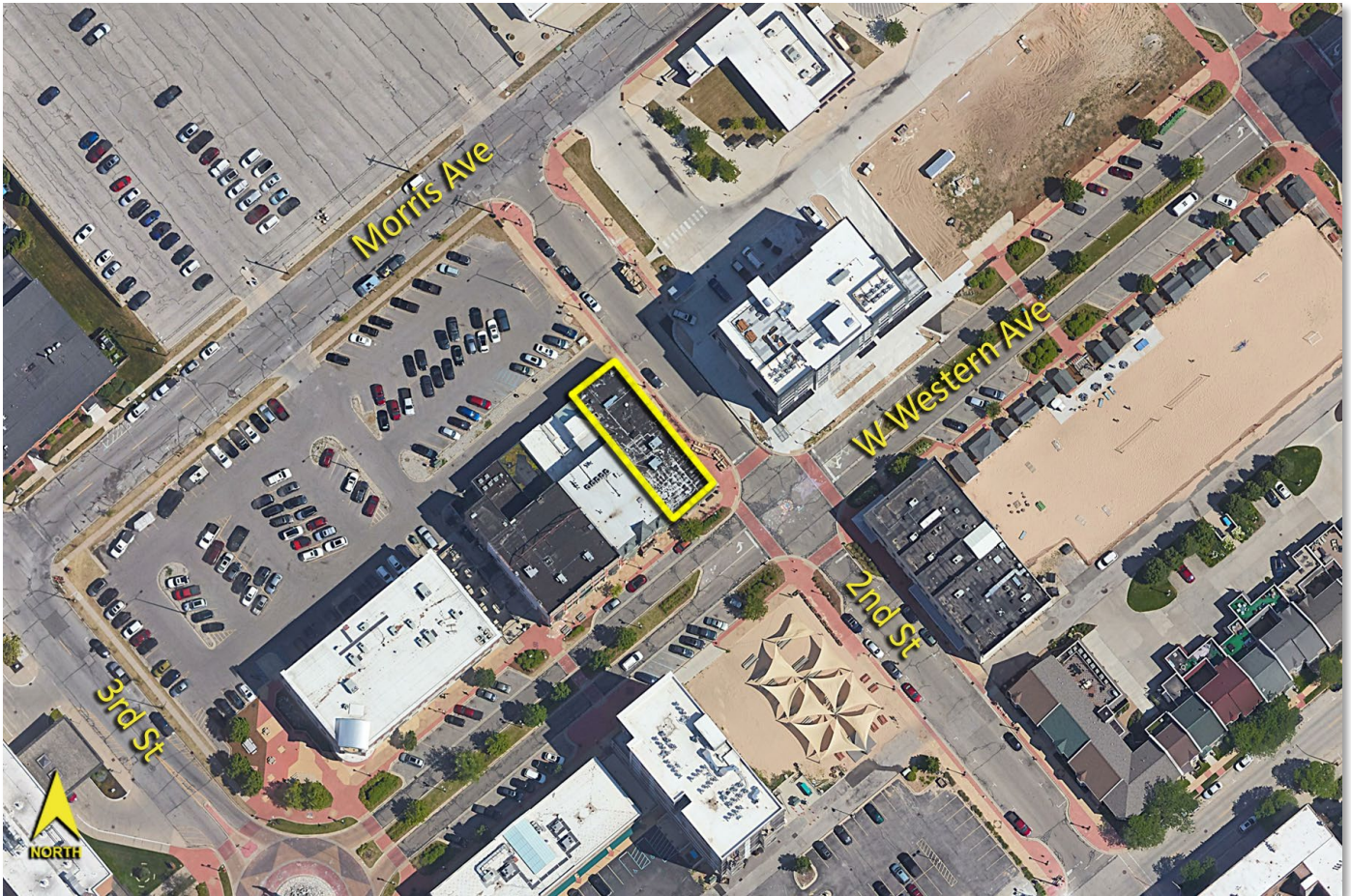
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DEMOGRAPHICS

	POPULATION	AVG. HH INCOME
1 MILE	3,988	\$23,726.75
3 MILE	33,523	\$38,842.59
5 MILE	76,260	\$41,264.95

TRAFFIC COUNTS (TWO-WAY)

1,134	Morris Ave to 1 st St
14,072	US-31 BR (Shoreline Dr) to Terrace St
14,772	US-31 BR (Shoreline Dr) to 8 th St
1,911	3 rd St to W Webster Ave

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