

FOR SALE

Inverness Inn, 13996 N Territorial Rd. | Gregory, MI



CHACONAS GROUP
ANN ARBOR AREA



Colliers Ann Arbor
1955 Pauline Blvd, Suite 400
Ann Arbor, MI 48103
www.colliersannarbor.com



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Property Details

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Don't miss this rare opportunity to own a historic Inn across the street from the [Inverness Country Club](#), near North Lake, and surrounded by natural preserves, trails, lakes, and campgrounds such as Pickney Recreation Area, Crooked Lake Rustic Campground, Blind Lake Campground, Waterloo State Recreation Area, and DTE Energy Foundation Trail. Guenther Homes has 48 homes being built in the area with an additional 40 homes slated for the future. The Inn is the only sit-down restaurant with alcohol in a +/- 10-mile radius.

Centrally located near Chelsea, Dexter, Jackson, and Ann Arbor, the tavern has seating for 186 with 46 additional seats on the patio. It has been recently updated and features an open floor plan, a huge bar, a main dining room within a log cabin with a stunning stone fireplace, and two additional dining areas creating a flexible dining floor plan, potential for private events, and live music.

A large deck overlooks the rear of the property which offers plenty of parking for employees and guests.

The property consists of 3 parcels and is offered at \$459,000 dollars.

The liquor license and furniture, fixtures, and equipment are available separately for \$140,000 dollars.



Address	Sq. Ft. Acres	Parcel #	Legal Description
13996 N Territorial Rd	4,641	D -04-18-463-023	LOTS 176 - 179 PARK LAWN BEACH SUB # 1
N Territorial Road	0.105	D -04-18-463-029	LOT 154 PARK LAWN BEACH SUB # 1
Orchard Lane	0.346	D -04-18-463-022	LOTS 173 174 & 175 PARK LAWN BEACH SUB # 1

Property History

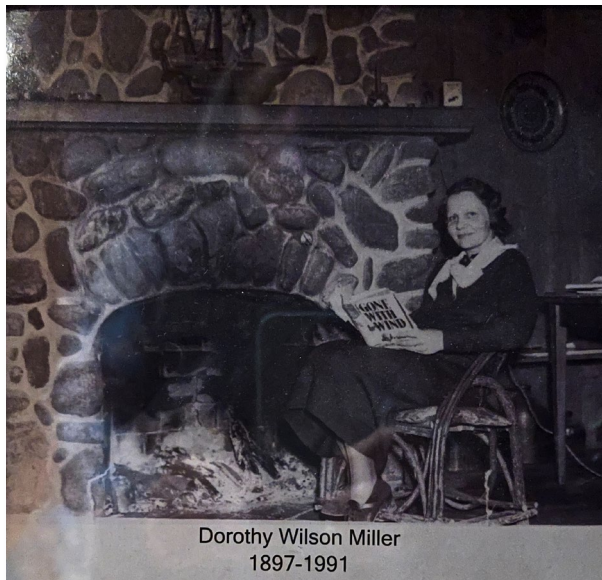
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The Inverness Inn at North Lake was the first community establishment in Dexter Township. The property upon which the Inn stands is part of a land grant to John Glenn, signed by President Andrew Jackson in 1836.

Mary Wright, Glenn's great-granddaughter, established the site as a trading post of sorts in 1907. The original building still stands and is home to the tavern and Moose's log cabin was added to the original structure in the late 1970s.

North Territorial Road, was originally a horse trail and later developed as a route used by coaches and vehicles traveling to Jackson Michigan, and beyond to the "North Territories".

Mr. Douglas Fraser developed the land surrounding the Inn during the 1920s, known as Park Law Subdivision this development included homes, cottages, beaches, athletic fields, and the Inverness County Club and Golf Course.



Dorothy Wilson Miller
1897-1991



Historic Property Photos

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Property Photos

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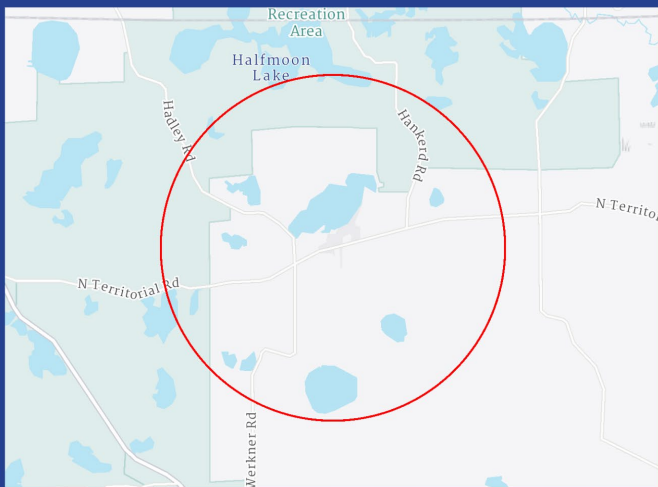
Property Photos

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Demographics

2 Mile Radius



2,184

Population

832

Households

2.59

Avg size household

48.3

Median age

\$104,098

Median household income

\$399,060

Median home value

186

Wealth index

100

Housing affordability

20

Diversity index

Mortgage indicators



\$19,233

Avg spent on mortgage & basics



23.0%

Percent of income for mortgage

Population by generation



4.3%

Greatest gen: born 1945/earlier



26.3%

Baby boomer: born 1946 to 1964



26.8%

Generation x: born 1965 to 1980



15.6%

Millennial: born 1981 to 1998



21.1%

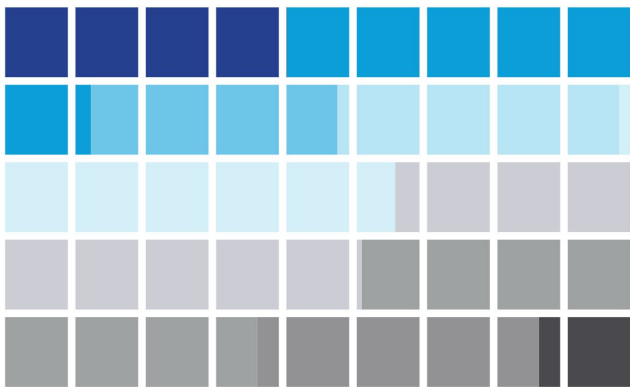
Generation z: born 1999 to 2016



5.9%

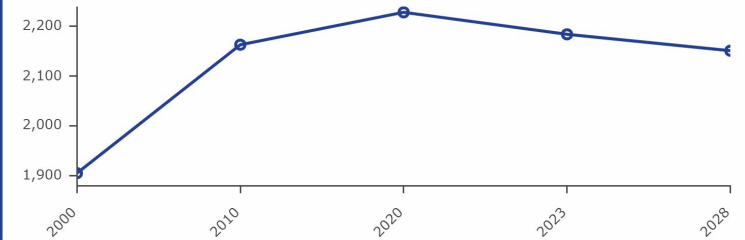
Alpha: born 2017 to present

Population by age

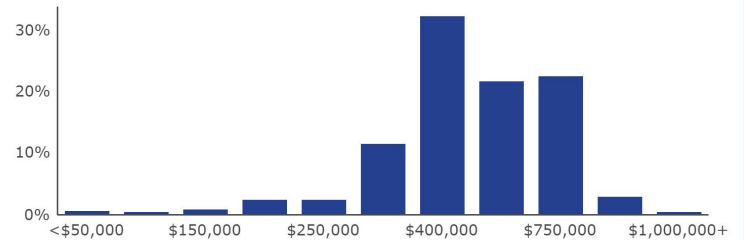


Age 0-9 (%)	(9%)	Age 10-19 (%)	(14%)	Age 20-29 (%)	(8%)
Age 30-39 (%)	(9%)	Age 40-49 (%)	(13%)	Age 50-59 (%)	(19%)
Age 60-69 (%)	(17%)	Age 70-79 (%)	(9%)	Age 80+ (%)	(3%)

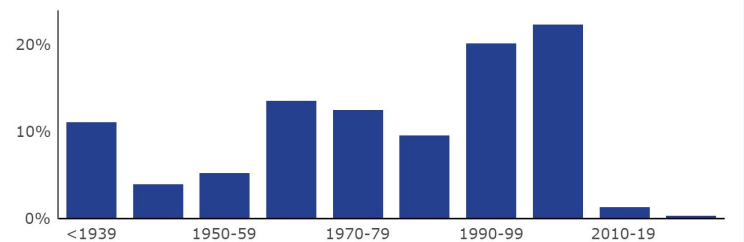
Historical trends: population



Home value

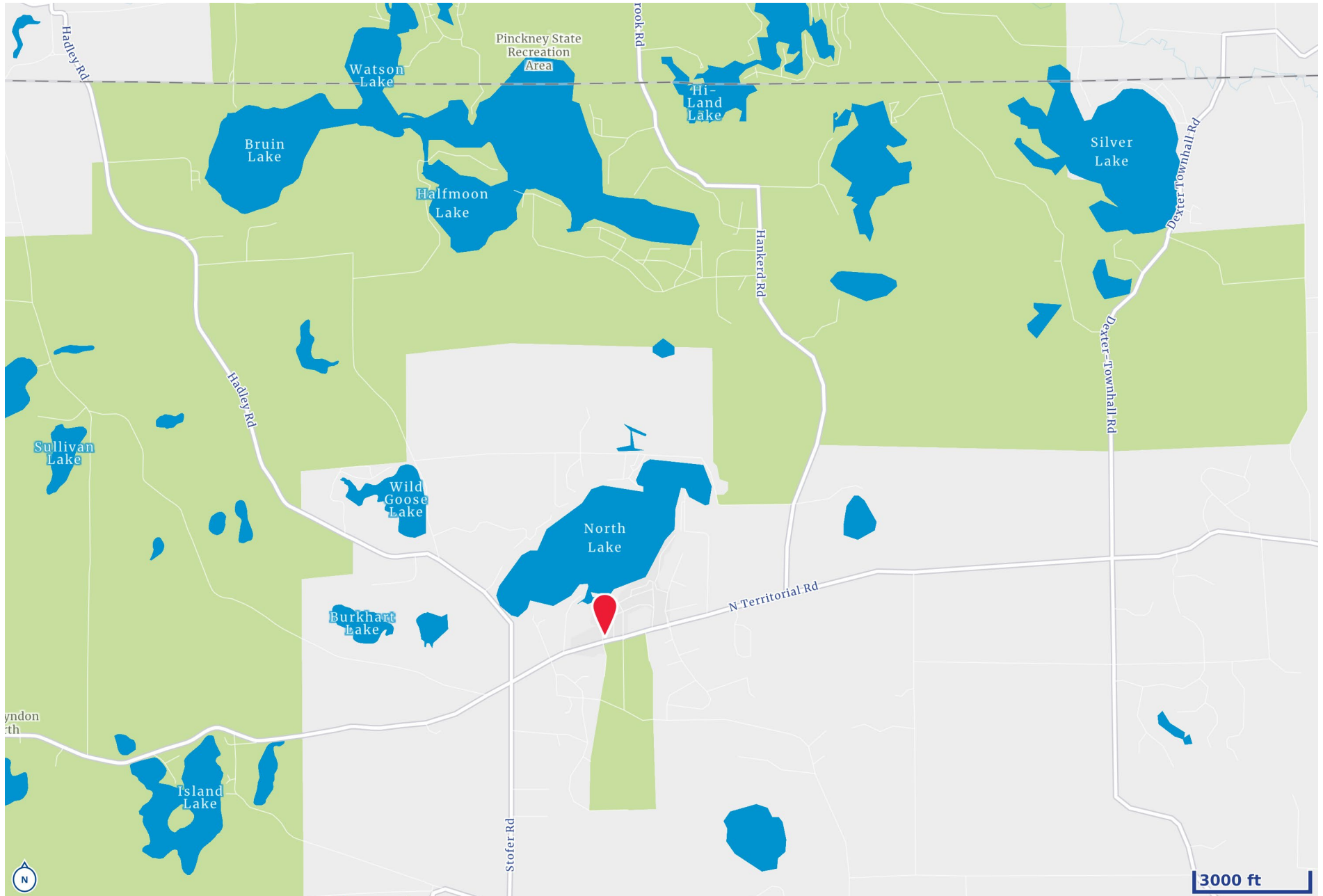


Housing: year built



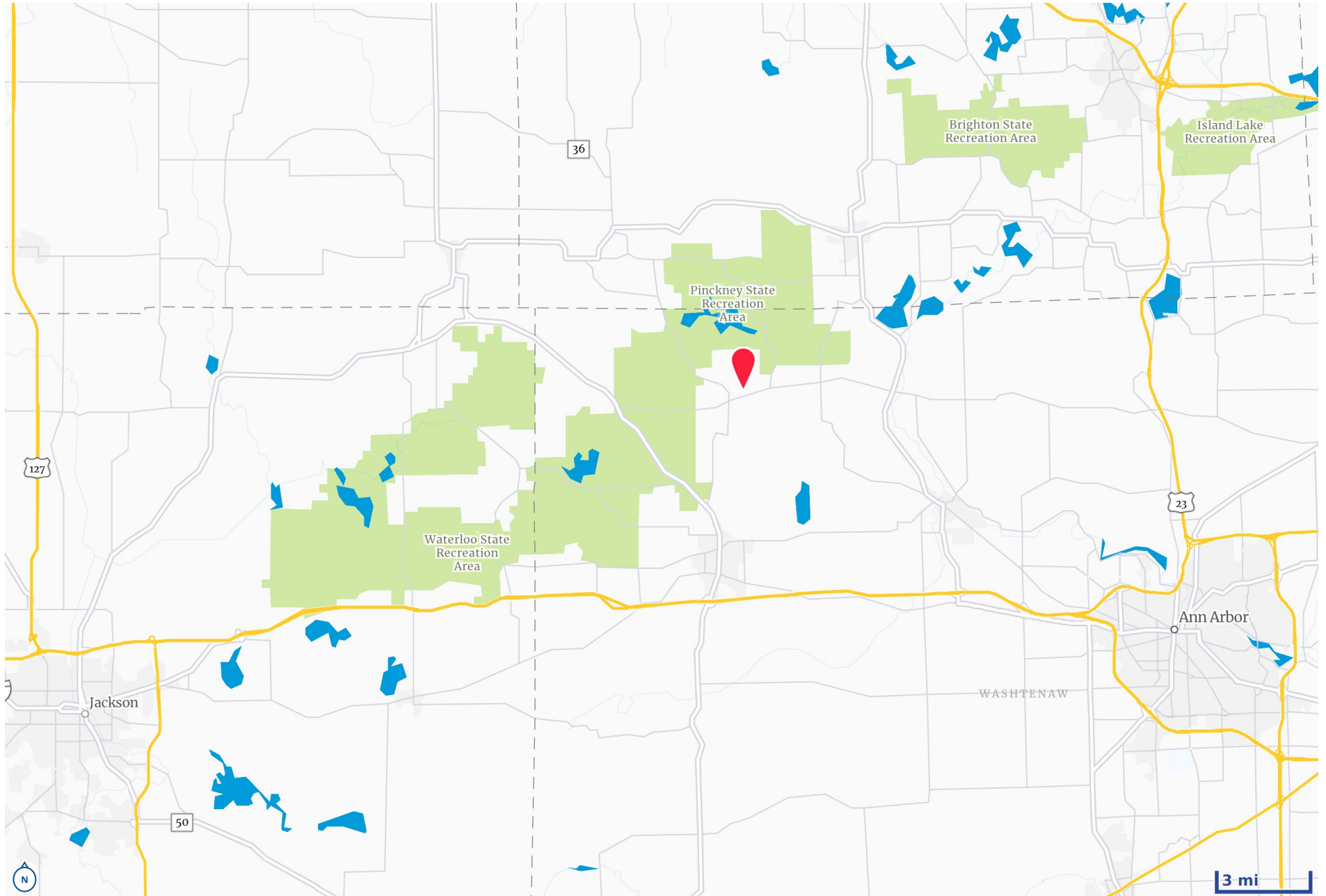
Location

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Aerial Map

7007-7091 Dexter Ann Arbor Rd. | Dexter, MI





CHACONAS GROUP
ANN ARBOR AREA

Inverness Inn

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For Sale

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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

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