

SALE



CRE & BUSINESS

311 BROADWAY ST



PACKAGE OVERVIEW

Discover an exceptional investment and turnkey business opportunity at 311 Broadway Street, South Haven. This exceptionally located 3,160 SF freestanding masonry building sits prominently on one of South Haven's main commercial corridors, offering outstanding visibility to over 7,700 vehicles per day and easy access for customers. Extensively updated, the property boasts a new 200-amp electrical service, modern plumbing with an additional bathroom, a new garage door, recent tuck-pointing, and a new roof with a lifetime warranty—ensuring years of low-maintenance ownership.

Currently home to the highly profitable South Haven Scooter Rental, this business enjoys a stellar reputation and consistent seasonal cash flow, with a proven three-year average SDE and strong local brand recognition. The sale includes both the real estate and the established business, allowing a new owner to step into a thriving operation in a vibrant tourist destination. With its prime location, significant building upgrades, and turnkey business model, 311 Broadway Street is perfectly positioned for continued success and future growth in the heart of South Haven's bustling retail district.

PACKAGE HIGHLIGHTS

- Upgraded with new electrical, plumbing, roof, tuck-pointing, and garage door.
- Includes profitable, established scooter & golf cart rental business with strong cash flow.
- Excellent location for retail/service business in a popular tourist area.
- Sale offers both real estate and turnkey business for immediate income and growth.
- 7,703 vehicles per day in 2022 representing a 15.87% increase since 2020

SALE PRICE	\$890,000
Building Size:	3,160 SF
Annual Avg SDE	\$75,493

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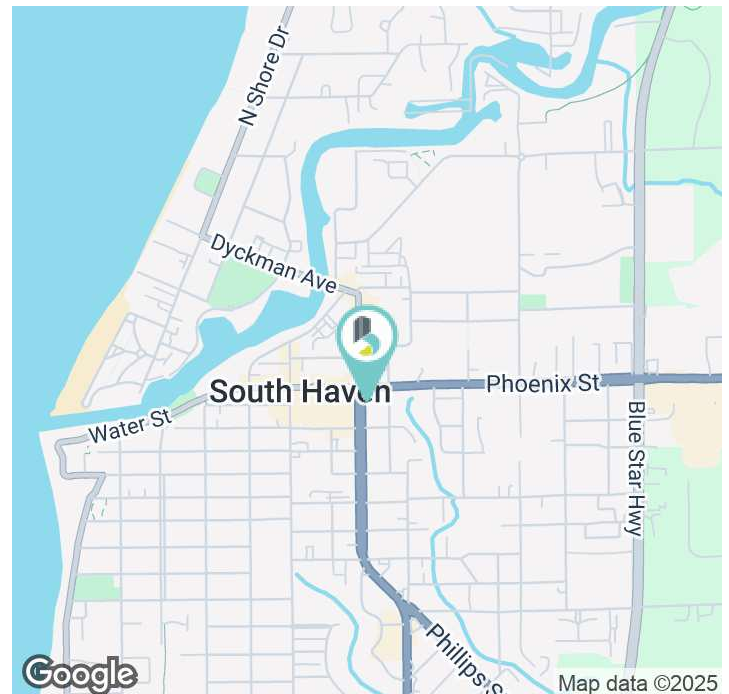
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311 BROADWAY ST, SOUTH HAVEN, MI 49090

SALE

HOSPITALITY



PROPERTY SUMMARY

Sale Price:	\$630,000
Building Size:	3,160 SF
Available SF:	3,160 SF
Lot Size:	6,002 SF
Price / SF:	\$199.36
Year Built:	1932
Zoning:	B-2

PROPERTY OVERVIEW

Exceptional opportunity at 311 Broadway Street, South Haven. This expansive 3,200 SF freestanding masonry building sits prominently on one of South Haven's main commercial corridors, offering outstanding visibility to over 7,700 vehicles per day and easy access for customers. Extensively updated, the property boasts a new 200-amp electrical service, modern plumbing with an additional bathroom, new garage door, and recent tuck-pointing. In addition a new roof with a lifetime warranty—ensuring years of low-maintenance ownership.

PROPERTY HIGHLIGHTS

- Upgraded with new electrical, plumbing, roof, tuck-pointing, and garage door.
- Includes profitable, established scooter and golf cart rental business
- Excellent location for retail/service in a busy lake shore tourist hotspot.
- 7,703 vehicles per day in 2022 representing a 15.87% increase since 2020

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HOSPITALITY



WELCOME TO SOUTH HAVEN SCOOTER RENTAL

BUSINESS SUMMARY

Sale Price:	\$260,000
Annual SDE:	\$75,000+
SDE Multiplier	3.4
Business Established:	2015
Average Customers Range:	8-15/day
Golf Cart Avg. Rental Length	5 Days
Scooter Avg. Rent Length	2/hr

BUSINESS OVERVIEW

South Haven Scooter Rental presents a rare opportunity to acquire a thriving, turnkey scooter and golf cart rental seasonal business in one of Michigan's most popular lakeshore destinations. With a proven track record of strong profitability, this well-established operation enjoys high demand from both tourists and locals, supported by an outstanding location on South Haven's busiest commercial corridor. The business boasts a three-year average SDE of over \$75,000, streamlined operations, and a loyal customer base, making it ideal for an owner-operator or investor seeking reliable cash flow with minimal overhead. All equipment, branding, and operational systems are included, allowing a new owner to step in and capitalize on immediate income and significant growth potential in a vibrant, tourism-driven market. **A signed NDA required to review financials.**

BUSINESS HIGHLIGHTS

- Highly profitable, turnkey scooter and golf cart rental business with strong seasonal cash flow
- Prime location on South Haven's busiest commercial corridor
- Proven three-year average SDE exceeding \$75,000
- Loyal customer base and established local brand

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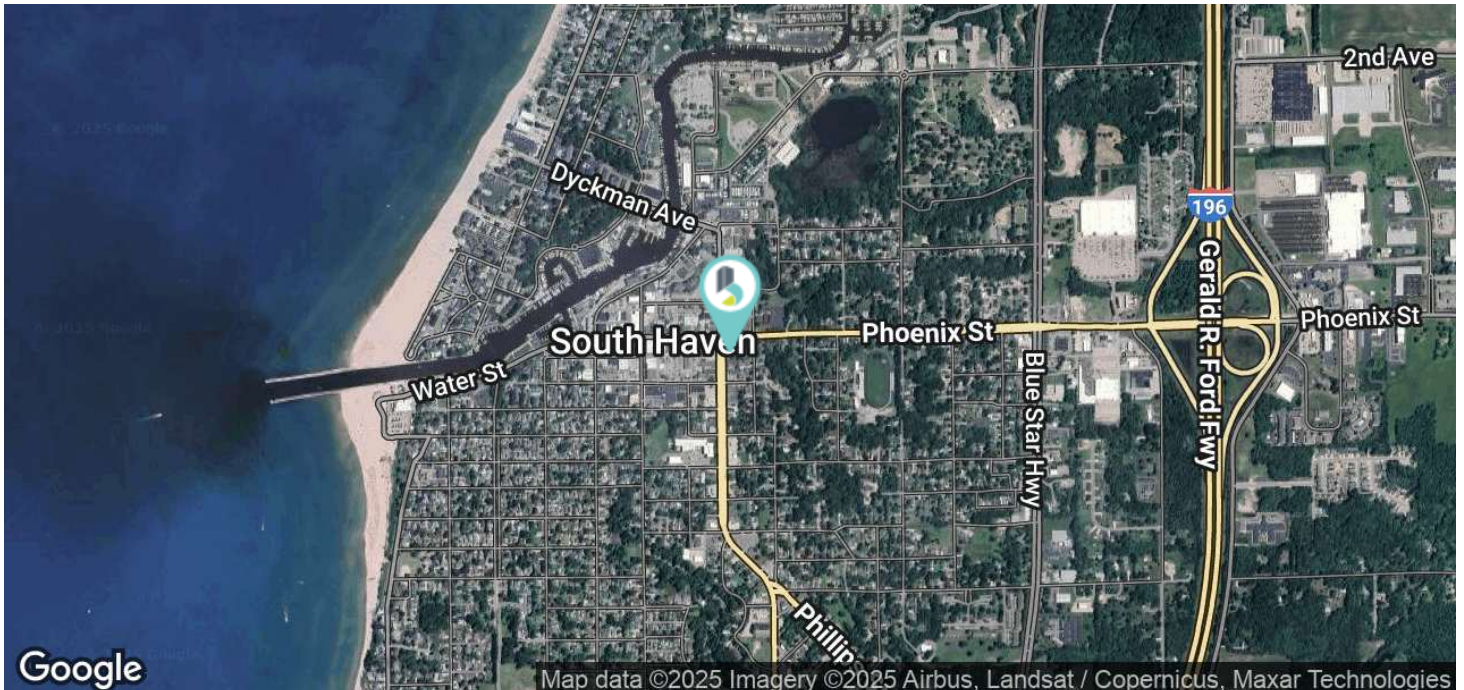
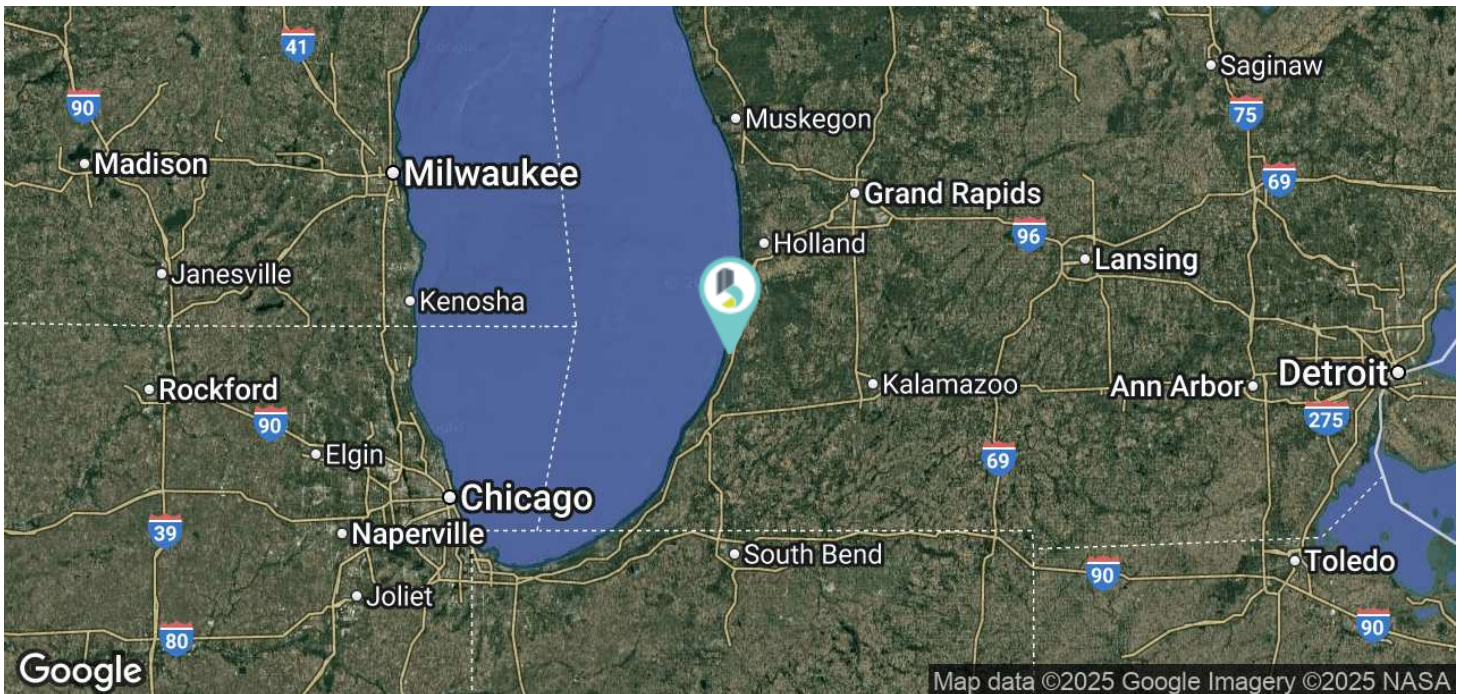
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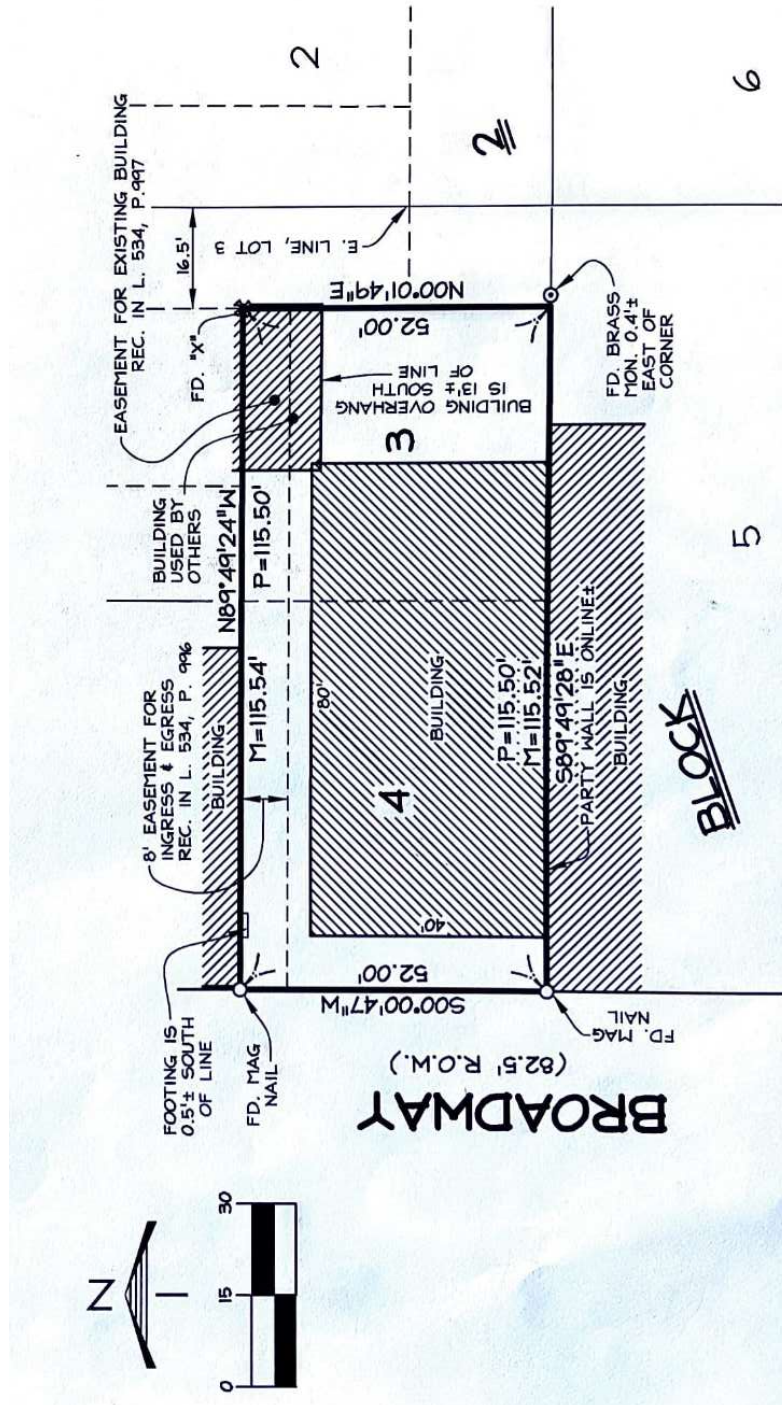
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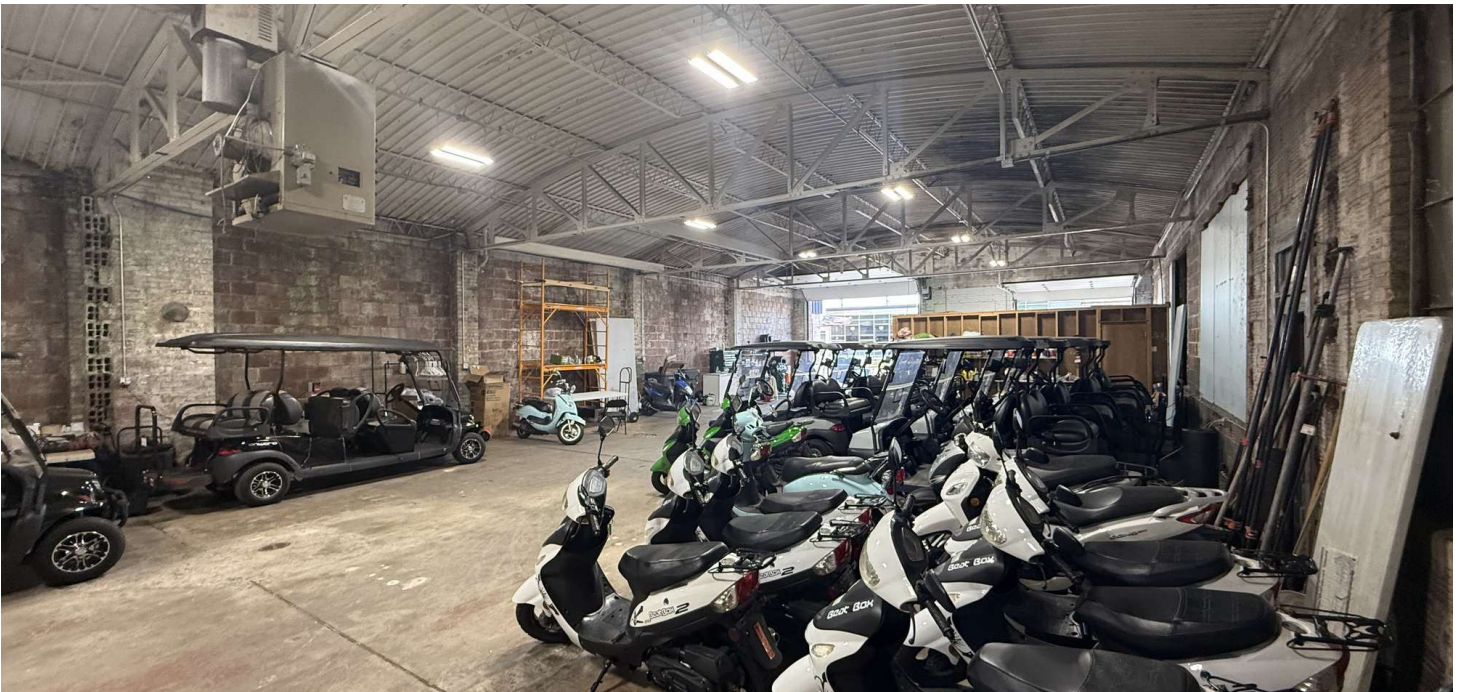


INTERIOR PHOTOS

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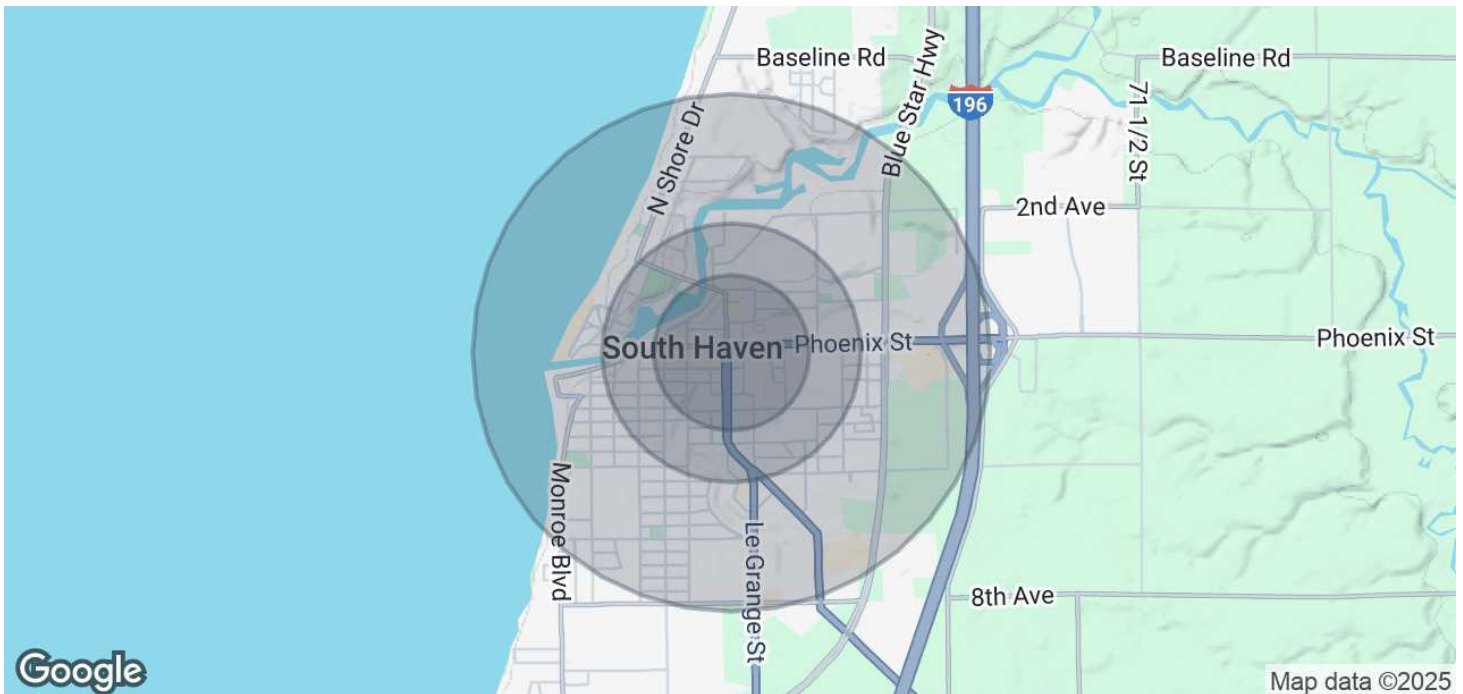


DEMOGRAPHICS MAP & REPORT

311 BROADWAY ST, SOUTH HAVEN, MI 49090

SALE

HOSPITALITY



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	419	1,336	3,762
Average Age	52	51	49
Average Age (Male)	50	49	47
Average Age (Female)	54	53	51

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	214	665	1,818
# of Persons per HH	2	2	2.1
Average HH Income	\$76,816	\$76,017	\$74,519
Average House Value	\$438,987	\$410,622	\$394,562

TRAFFIC COUNTS

2022 - 7,703 /day

Demographics data derived from AlphaMap

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