

FOR SALE OR LEASE

ICONIC TURN-KEY RESTAURANT & BUILDING IN OLD TOWNE
423 S UNION ST TRAVERSE CITY, MI 49684



Dan Stiebel
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Traverse City, MI 49686

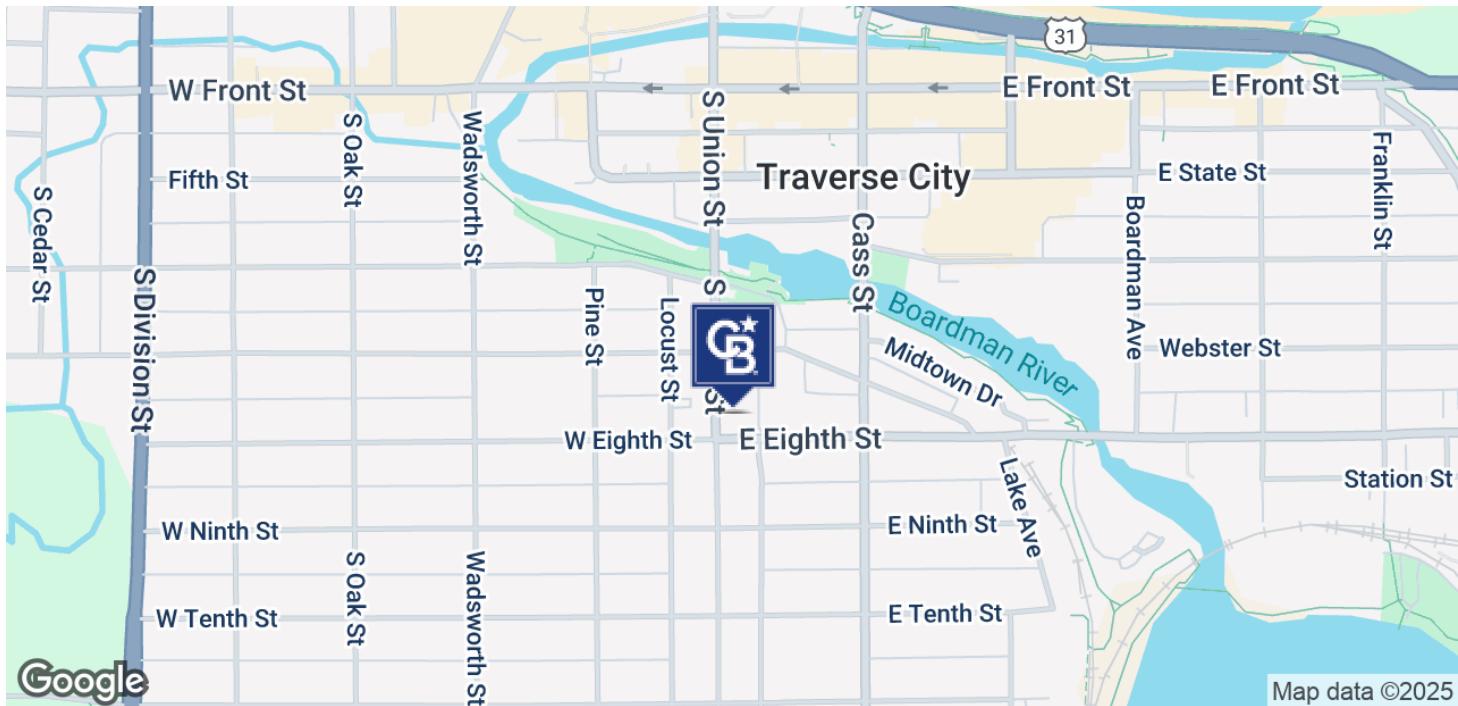


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OVERVIEW

TURN-KEY RESTAURANT & BUILDING

423 S Union St Traverse City, MI 49684



OFFERING SUMMARY

Sale Price:	\$2,700,000
Lease Price:	\$25/SF/YR NNN
Building Size:	7,120 SF
Lot Size:	0.28 Acres
Price / SF:	\$379.21
Zoning:	C-2

PROPERTY HIGHLIGHTS

Traverse City's most iconic Old Town neighborhood restaurant—formerly home to Blue Tractor restaurant and once the historic Dill's Old Towne Saloon, this exceptional restaurant and bar space offers a rare combination of history, character, location and capacity.

- Over 200 guest seats
- Designed for high volume dining, entertainment & private events Inviting dining room & bar area
- 2-way fireplace
- 2 outdoor patios for seasonal service
- Garage door opens onto patio w/fire pits
- Underground gas line runs to outdoor patio fire pits
- Rooftop bar
- Fully equipped kitchen (3 commercial hoods)
- 2 walk-in coolers & 1 walk-in freezer
- Basement providing storage & offices
- Fire sprinklers
- Staff bathroom in kitchen
- Adjacent to Old Towne parking deck for large capacity & convenient parking

Offered at \$2.2 million for the real estate plus \$500,000 for the Class C liquor license, furniture, fixtures, and equipment. MUST BE PURCHASED TOGETHER.

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DETAILS

TURN-KEY RESTAURANT & BUILDING

423 S Union St Traverse City, MI 49684

LOCATION INFORMATION

Street Address	423 S Union St
City, State, Zip	Traverse City, MI 49684
County	Grand Traverse
Township	Traverse City
Road Type	Paved

BUILDING INFORMATION

Building Size	7,120 SF
Tenancy	Single
Number of Floors	1 + Basement
Year Built	1900
Year Last Renovated	2009
Construction Status	Existing
Framing	Wood
Roof	Membrane
Free Standing	Yes
Foundation	Basement

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Restaurant
Zoning	C-2
Lot Size	0.28 Acres
APN #	51-618-098-21
Lot Frontage	73 ft
Lot Depth	165 ft
Waterfront	No
MLS #	1939884 & 1939897

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Structure

UTILITIES & AMENITIES

Handicap Access	Yes
Water/Waste	City/Municipal
HVAC	Central & Natural Gas
Fire Suppression	Sprinkler

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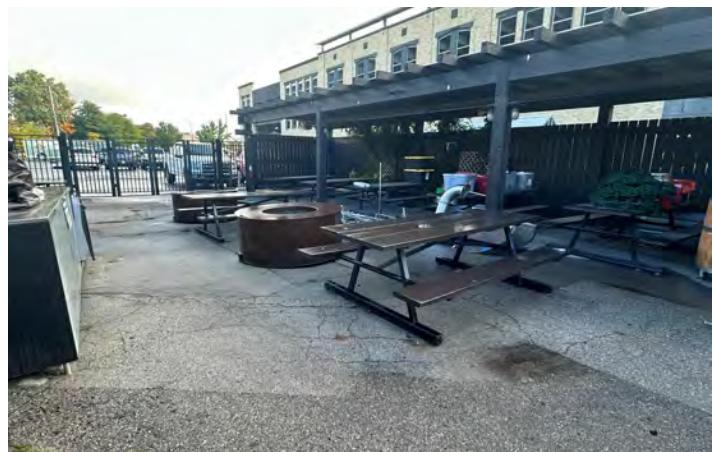


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PHOTOS

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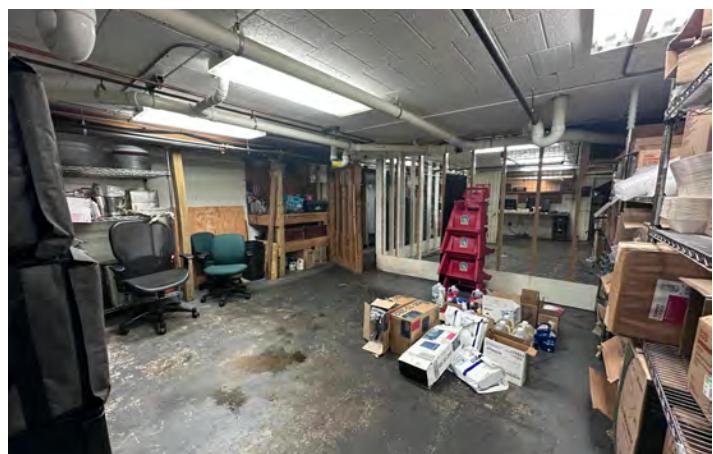
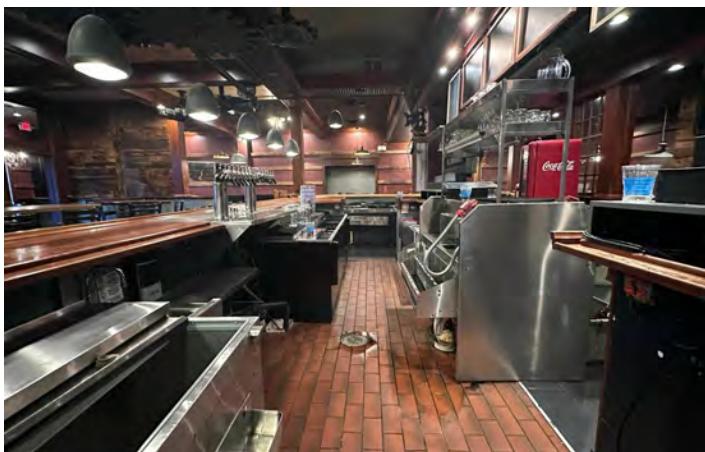


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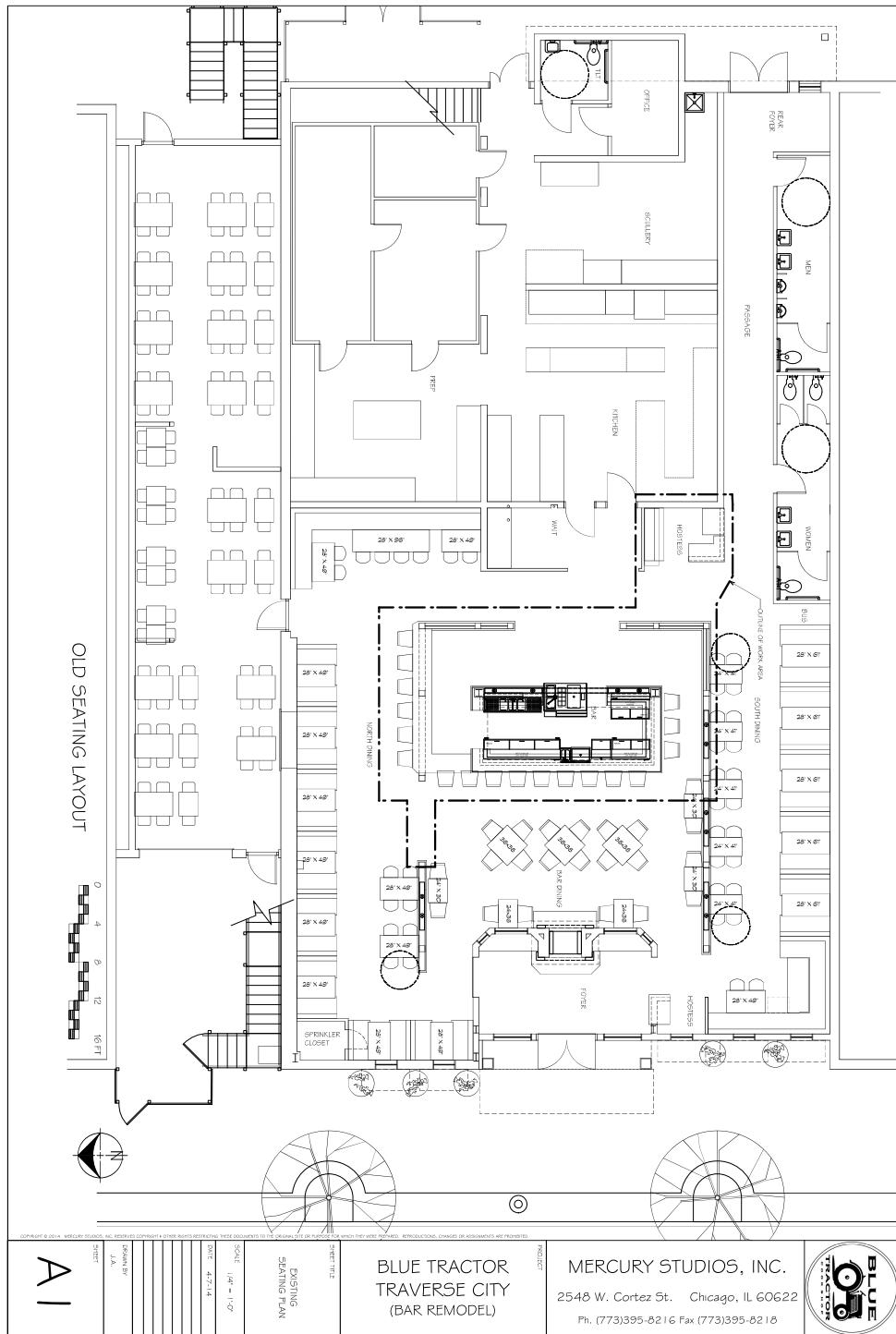


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SEATING LAYOUT

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LOT LINES

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RETAIL MAP

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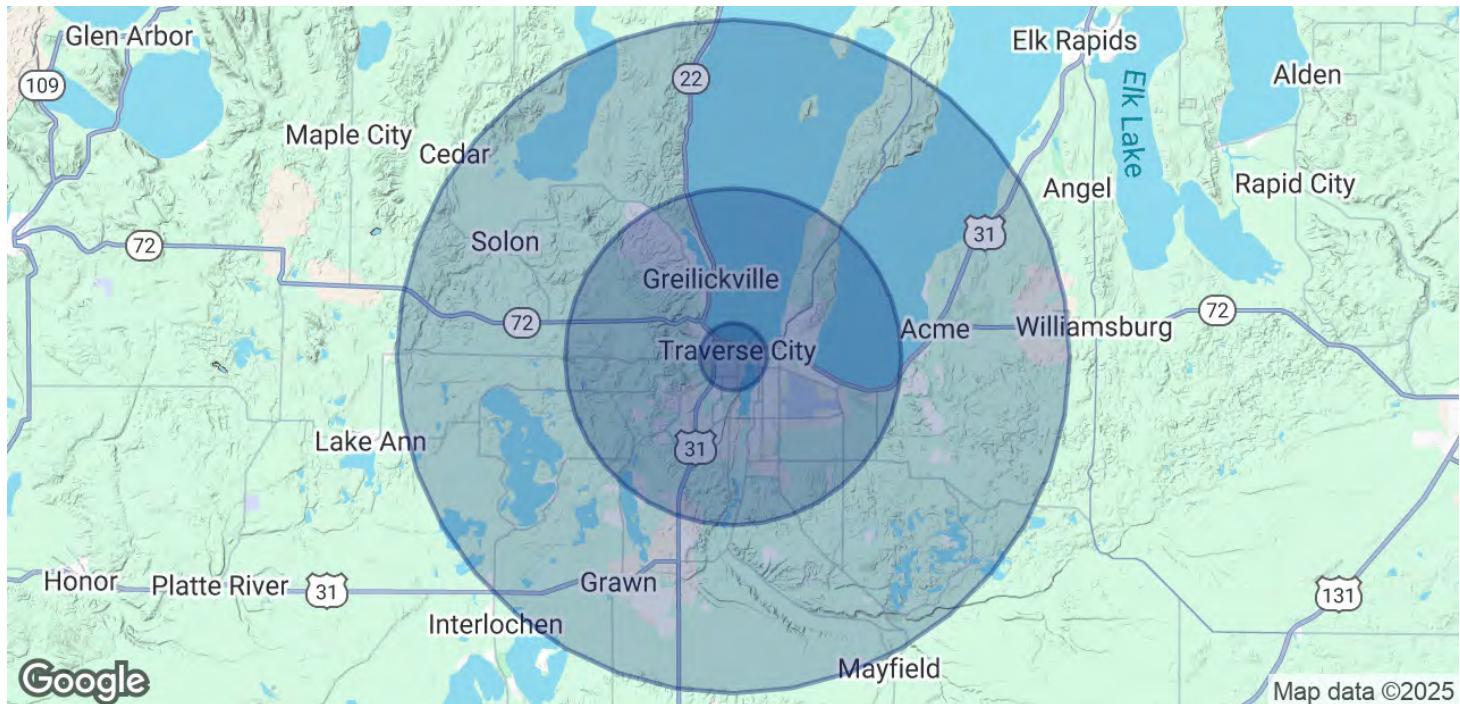


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DEMOGRAPHICS

TURN-KEY RESTAURANT & BUILDING

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,501	45,966	89,370
Average Age	46	45	44
Average Age (Male)	45	43	43
Average Age (Female)	48	47	45

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,239	21,090	38,259
# of Persons per HH	2	2.2	2.3
Average HH Income	\$85,840	\$85,722	\$91,161
Average House Value	\$557,204	\$414,844	\$418,723

Demographics data derived from AlphaMap

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CONTACT INFORMATION

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