



**TURNKEY IRISH TAVERN IN DOWNTOWN PORT HURON**  
***Plenty of Outdoor Seating and Entertainment Space!***  
**210 Huron Avenue, Port Huron, MI 48060**



*AGENT CONTACT INFO*

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# PILOT

## PROPERTY GROUP

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# PROPERTY SUMMARY

## LYNCH'S IRISH TAVERN • 210 HURON AVE, PORT HURON, MI 48060

### PROPERTY OVERVIEW:

Lynch's Irish Tavern presents a rare opportunity to acquire a fully built-out, turnkey hospitality asset in the heart of downtown Port Huron.

This well-established tavern combines timeless character with modern upgrades, offering an inviting atmosphere that appeals to both locals and visitors alike.

The interior showcases a custom-crafted oak bar, complemented by quality booths, tables, and chairs, all set against exposed brick walls and classic tin ceilings - delivering an authentic Irish tavern experience. The bar is equipped with 24 beer taps, providing ample capacity for a diverse beverage program and strong revenue potential.

Recent capital improvements enhance both functionality and guest experience, including a newly constructed outdoor pavilion featuring a fireplace and integrated sound system—ideal for year-round use, private events, and live entertainment. The building is further supported by a newer flat roof (approximately two years old), offering peace of mind for future ownership.

A significant value-add opportunity exists in the partially built-out lower level, designed for a potential speakeasy-style concept. With a separate stairway providing direct street access, this space creates the potential for an additional revenue stream, private lounge, or exclusive entertainment venue.

The sale includes a baby grand piano along with sound and stage equipment, positioning the property for continued live music and entertainment offerings.

Strategically located in a vibrant downtown corridor, Lynch's Irish Tavern offers strong visibility, consistent foot traffic, and proximity to area amenities, making it an ideal investment for an owner-operator or hospitality group seeking expansion.

*Property Type:* ..... Bar/Restaurant

*Cross Streets:* ..... Huron and Quay in downtown Port Huron

*Parcel Size:* ..... 0.69 Acres

*Parcel ID:* ..... 06-298-095-000

*Total Square Footage:* ..... 6,500

*1st Level Square Footage:* ..... 5,300

*2nd Level Square Footage:* ..... 1,200

*Year Renovated:* ..... 2003

*Zoning:* ..... CBD

*Parking Spaces:* ..... Ample - Public

*Seating Capacity:* ..... 200

*Taxes:* ..... \$10,755

*Sale Price:* ..... \$825,000



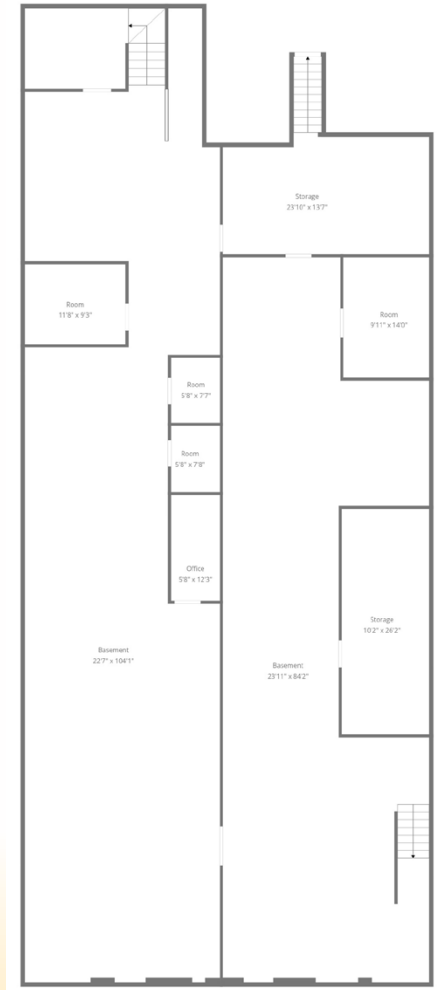
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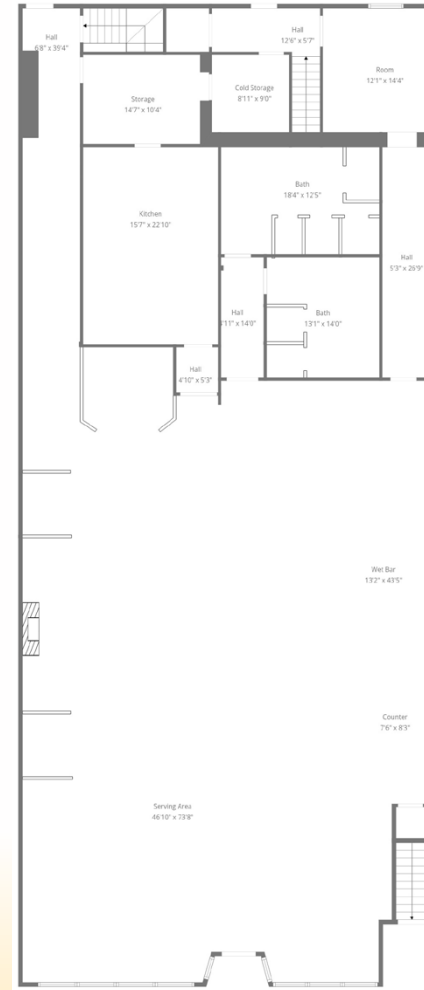
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# FLOOR PLAN



**LOWER LEVEL**



**MAIN LEVEL**

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# AREA & DEMOGRAPHICS



<b>2025 PORT HURON DEMOGRAPHICS</b>			
	<b>2 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
<b>POPULATION</b>	20,173	52,274	80,490
<b>HOUSEHOLDS</b>	8,253	21,807	33,310
<b>INCOME</b>	\$43,335	\$56,582	\$62,825

Port Huron, Michigan, calls itself the Maritime Capital of the Great Lakes, also known as the Blue Water Area. From the breathtaking Blue Water Bridge, to the charming shops and restaurants downtown, and the numerous state-of-the-art parks, Port Huron offers a vibrant mix of natural beauty, international cultural experiences, and economic potential. A true destination for visitors and entrepreneurs alike. Visitors are welcome to explore the picturesque waterfront, immerse themselves in the cities' rich history, or discover business and investment opportunities. Port Huron has something special for everyone.

Port Huron is located along the source of the St. Clair River at the southern end of Lake Huron. The city is a key crossing point for the Canada-United States border and directly across the river from Sarnia, Ontario. The two cities are connected by the Blue Water Bridge at the eastern terminus of Interstate 69/Interstate 94. Port Huron has the easternmost point of land in the state of Michigan and is also one of the northernmost cities in the Metro Detroit area.



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# GALLERY



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