

Lucy W Ham  
 Offc: 810-659-6569  
 lucy@lucyham.com  
 http://www.lucyham.com  
 Ham Group Realty  
 Main: 810-659-6569



[Schedule a Showing](#)

**Address** 4323 W Carpenter Road  
**Address 2**  
**Municipality** Mt Morris Twp  
**State** MI  
**Zip** 48504  
**Asking Price** \$299,900  
**Sold Price**

**Sale/Rent** For Sale  
**MLS #** 50195917 50195917  
**Type** Commercial/Industrial  
**Status** Active



**Agent Remarks** To schedule a showing appointment by phone, call Showing Time at (855)746-9813. Please send all offers to LUCY@LUCYHAM.COM, then follow-up with a phone call to 810-659-6569 x280. Thank you!

**Public Remarks** Beautiful 20-acre property bordering on US-23, with many mature shade trees plus wooded areas. 5,202 sq. ft. event center features a commercial kitchen, lounge/bar area, offices, and three bathrooms. Adjacent to the main building is a summer kitchen and festival area with a 45'x31' kitchen, 31'x20' bar, and a centrally located 63'x30' covered open-air party seating area. The property also includes a 76'x34' open-air covered pavilion fully equipped with a stage and dance floor, ideal for concerts, weddings, and community events. Two pole barns—32'x25' and 40'x30'—offer additional storage or operational space and feature cement floors, newer metal roofs, and overhead doors. All equipment and furnishings are included, offering a fully turn-key opportunity. Zoned OS. A list of possible uses and the property survey are available in the document box and at the listing office. This property is owned by a non-profit organization, so no tax history, SEV, or related information is available. A liquor license is available through Mt. Morris Township.

#### LOCATION INFORMATION

<b>County</b>	Genesee	<b>Property ID</b>	14-28-100-008	<b>Shared Forms</b>	2
<b>Frontage</b>	1,320	<b>MLS Area</b>	Mt Morris Twp (25013)	<b>SEV / Yr</b>	
<b>Lot Size</b>	1320 x 660	<b>Township</b>		<b>Summer Tax/ Yr</b>	
<b>Acres</b>	20.00	<b>Body of Water</b>		<b>Winter Tax/ Yr</b>	
<b>Section</b>	28	<b>Subdivision</b>		<b>Total Tax / Yr</b>	
<b>Cross</b>	East of Linden Rd.		/ North of Pierson Rd.		
<b>Directions</b>	West of I-75				

**Legal** PART OF SEC 28 T8N R6E

#### PROPERTY INFORMATION

<b>Year Built</b>	0	<b>Style</b>		<b>Square Feet</b>	5202
<b>License Avail</b>	No	<b>Water</b>	Private Well	<b>Certified Inspect</b>	
<b>License Type</b>		<b>Sewer Septic</b>	Septic	<b>Recognized Env</b>	No

#### LISTING INFORMATION

<b>List Date</b>	12/9/2025	<b>Exp Date</b>	12/2/2026	<b>MLS</b>	East Central Association of	<b>L-Firm Ph #</b>	Main: 810-659-6569
<b>List-Agt</b>	122522	<b>Lucy W Ham</b>		<b>List-Firm</b>	F0562 Ham Group Realty	<b>L-Agt Ph #</b>	Offc: 810-659-6569
<b>Co-List</b>				<b>Co-List</b>		<b>Co-List Ph</b>	

#### Showing Instructions

<b>Contract</b>	Exclusive Right to Sell	<b>Seller Concessions (Invite)</b>	
<b>Ownership</b>	Other/See Remarks	<b>List Exception</b>	No
<b>Short Sale</b>	No	<b>Full Serv Listing</b>	Yes
<b>Lease Y/N</b>	No	<b>Listing Broker Sign</b>	Yes
<b>Signed Disc</b>		<b>Other Sign on Prop</b>	Yes

**DOM** 2 / 2  
**No Additional Required Feeds, Forms or Addendums**

#### SOLD INFORMATION

<b>Sell-Agt</b>		<b>Sell-Firm</b>		<b>S-Firm Ph #</b>	
<b>Pend Date</b>		<b>How Sold</b>		<b>Concessions</b>	
<b>Closed Date</b>				<b>Concession</b>	

#### MORTGAGE INFORMATION

<b>LC Down Pmt</b>		<b>LC Interest Rate</b>		<b>LC Term</b>		<b>LC Incl Tax/Ins</b>		<b>LC Monthly Pmt</b>	
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#### FEATURES

<b>COMMERCIAL CEILING HGT</b>	Less than 16 Ft.	<b>LOCATION</b>	Main Street	<b>BUSINESS TYPE</b>	Bar/Tavern, Food Service, Office, Recreation
<b>COMMERCIAL FEATURES</b>	ADA Accessible, Bath, Cable TV Available, Cafe/Kitchen, Concrete Floor, Fence, Occupied, Overhead Doors, Pole Sign, Private Restrooms, , Public Restrooms, Restroom(s)	<b>FINANCIAL TERMS</b>	Cash, Conventional	<b>ROADS</b>	City/County, Paved Street
<b>COOLING SYSTEM</b>	Central A/C			<b>ROOFING</b>	Asphalt, Metal
<b>EXTERIOR CONSTRUCTION</b>	Vinyl Siding			<b>SALE INCLUDES</b>	Real Estate Only, Inventory, Supplies
				<b>SEWER SEPTIC</b>	Septic
				<b>SOURCE OF SQ FT</b>	Estimated
				<b>SUB STRUCTURE TYPES</b>	Pole Barn, Shed, Barn
				<b>WATER</b>	Private Well

MLS #: 50195917

This information is deemed reliable, but not guaranteed.