

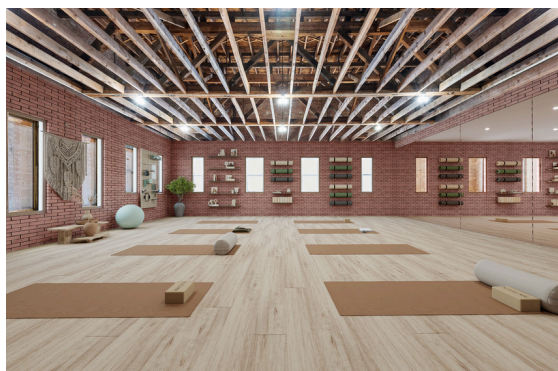


# Opera HOUSE

**Own a Piece of History! Built in 1895**



**4654 Water St Columbiaville, MI**



Situated in the heart of downtown Columbiaville, this historic building has been thoughtfully restored to maintain its old-world charm while modernizing all major mechanicals to exceed today's standards. Centrally located between M15 and M24, 10 miles north of I69 in Lapeer County.

## Property Features

- Exposed 18" brick walls
- Natural beadboard ceiling
- Heart Pine wood flooring
- New plumbing and mechanicals
- Commercial grade doors and windows
- 200 amp electrical service for each suite + 2nd level
- Ample parking
- 6,000 SF spread across five suites on the main level
- Additional 3,000 SF on second level
- 3000 SF below grade, unfinished basement



**Showing by appointment only**

Call to schedule today! 248 909 9401





# Opera HOUSE



## Area Attractions

One of the village's standout featured, beyond its charming downtown streetscapes, is the Holloway Reservoir—a stunning six-mile-long body of water. The Holloway Reservoir Regional Park spans 5,500 acres and offers camping, fishing, public beaches and boat launch, hiking, biking, horse back riding and scenic views. Just one block from the property, the Southern Links Trailway extends 10.2 miles, connecting the communities of Columbiaville, Otter Lake, and Millington. The biweekly Farmers market, local annual events and numerous campgrounds also attract many guests to the area creating additional revenue.

## Building use

Are you a local business owner looking to grow? This versatile multi-use building not only provides the perfect space for your expansion but also offers multiple income-generating opportunities through its various leasable spaces.

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# ENDLESS LEASE OPTIONS

## FOOD SECTOR



- Coffee shop/window
- Bakery
- Ice cream shop
- Smaller Franchises such as a sandwich shop, Crumbl Cookie, Beyond Juice, UPS store, Baskin Robbins, Dunkin Donuts, Dairy Queen, Hand and Stone, Various Pizza Shops or Sub Shops, Tropical Smoothie cafe, etc
- Tasting room - perfect for a brewery or coffee roaster

## WELLNESS/BEAUTY

- Yoga studio
- Karate dojo
- Meditation center
- Modest gym
- Holistic health foods store
- Nail technician
- Hair stylist
- Spa
- Massage
- Tanning salon
- Mini beauty suites - break up 5 suites into even more leaseable space
- Kayak or bike rental

## MERCANTILE



- Antique shop
- Boutique
- Gift shop
- Consignment store
- Haberdashery
- Pottery Studio
- Candle making
- Used book store
- Clothing store for Men, Women, or children
- Flower shop

## LIFESTYLE/MISC



- Pet store
- Pet grooming
- Daycare
- One room school house
- Podcast studio
- Photography studio
- Hostel or BNB
- Bank Branch
- Real Estate Office
- Home Builder Office + warehouse storage
- Event space

# 4654 WATER ST COLUMBIAVILLE



## TO LEARN MORE

Showings by appointment only

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