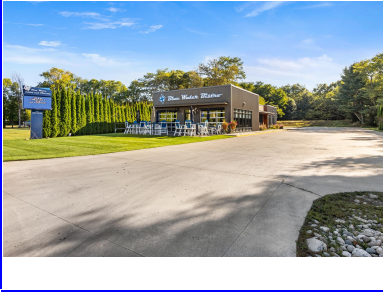


REALTOR Professional Report



Select



Commercial
For Sale

MLS # 1950571
Hospitality

Waterfront: No

List Price: \$824,900
Lease Price/SQFT:
Lease Price/Month:
Apx Total Fin SQFT 2802
Sub:
Lot#:
Apx Yr Blt: 2015
Remodeled:
Apx # Acres: 0.83
Owner: Bobellnmust LLC
Vacant:

Current Zoning:

Dimensions: 99x390x96x374

Business Name: Blue Water Bistro

County: Antrim

Township: Helena

Sec # 33

Unbranded Virtual Tour

Branded Virtual Tour

New **11921 S East Torch Lake** Unit #:

Alden **49612**

BUSINESS TYPE: Restaurant/Food Service

TAX ID #: 05-08-033-051-00

LOCATION: Freestanding

CONSTRUCTION: Frame

BASEMENT: Slab

ROOF: Membrane

FLOORING:

LICENSES: Food, Liquor, Beer/Wine

EXTRAS: Overhead Door(s), Phone System, Security System, Additional Buildings

Not Applicable

HEAT/COOLING: Natural Gas
Forced Air, Central Air

WATER: Private Well

WASTE: Private Septic

ZONING: Commercial

ROAD: Public Maintained, Blacktop

FINANCING: Commercial Loan, Cash, 1031 Exchange

POSSESSION: Negotiable

INCL IN RENT: None

Not Applicable

Restrooms **2**

Renewable

Inv Value

Parking Spaces
Full Time Employees
Business Incl
Inventory Incl
Real Estate Incl

Yes
No
Yes

Agent Only Remarks

Bobellnmust LLC the real estate Seller and Blue Lake Water Bistro Torch Lake, LLC owns is the Asset Seller. Sale includes real estate, liquor license, and all equipment/fixtures for daily operations. Inventory including food and liquor shall be purchased by buyer on separate bill of sale at closing. A few personal items (decor, heirlooms, photos, etc.) are not included in the sale. Financial information available with signed NDA. Listing data including but not limited to, year built, measurements, square footage, acreage, & supplemental documents have been obtained via third-party sources and/or the seller. Information accuracy is deemed reliable but is not guaranteed. The purchaser and/or their designated agent should make independent verification before closing.

Public Remarks

Picture yourself behind the bar, welcoming guests into a lively dining room, or serving dinner and drinks on a patio that is anything but ordinary. This established bistro, located just moments from Torch Lake, is a popular destination for locals and visitors alike. Inside, a large commercial kitchen provides generous workspace, while the welcoming dining room offers excellent seating capacity. A fun bar area adds personality and energy to the space, but the whimsical patio may just steal the show with its colorful, inviting atmosphere for outdoor dining and drinks. A dedicated takeout area adds another way to serve customers. The sale includes the real estate, liquor license, and equipment, giving the next owner an opportunity to step into an established operation with the major pieces already in place. Bring your own ideas, build on what has already been created, and make this Torch Lake area

Directions

From M72 turn onto Hill Rd NW. Make a left on Rapid City Rd NW, continue through Rapid City, road becomes S East Torch Lake Drive. Blue Water Bistro is on the right 11921 S East Torch Lake Drive.

List Offic - Ofc Nm Ph **Century 21 Northland - 231-929-7900**
List Agent - Agt Nm Ph **Deirdre Carroll - Cell: 231-534-4753**
List Agent - E-mail **deirdre.carroll@c21northland.com**
ListTeam - TeamNmPh

Exclusive Right to Sell
Dual MLS #
Sign **No**

List Ofc 2 - Ofc Nm Ph
List Agt 2 - Agt Nm Ph
List Agt 2 - E-mail

Sell Ofc 1 - Ofc Nm Ph
Sell Agt 1 - Agt Nm Ph
Sell Agt 1 - E-mail

Sold Price
Terms
Concession
Amount
Closed
List Date **9/15/2026**
DOM **1**

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