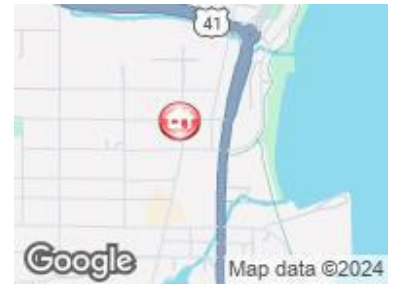


ALL FIELDS DETAIL



(97) **MLS #** 50158471
 (103) **Address** 1110 Champion Street
 (101) **Area (Municipality)** Marquette (52016)
 (105) **Mail City** Marquette
 (123) **County** Marquette
 (106) **State** MI
 (107) **Zip** 49855
 (98) **Class** COM/IND/BUS OPP
 (100) **Type** Commercial/Industrial
 (109) **Sale/Rent** For Sale
 (108) **Status** Active
 (102) **Asking Price** \$2,500,000



LEGAL DESCRIPTION

(145) **Legal Description** PENNY & VAUGHN'S ADD., LOTS-27 & 28, EXC. THE N. 12' THEREOF

BUSINESS INFORMATION

(122) Business Name Courtyards	(200) Environmntl Condition Y/N No
(198) License Available Y/N Yes	(199) License Type Class C Liquor License with Sunday Sales (PM), Dance-Entertainment, Outdoor Service Area
(154) Occupant Courtyards	(11) Legal Access Yes
(20) Taxable Value Year 2,023	

PROPERTY INFORMATION

(128) Year Built 1965	(125) Square Feet 4280
(127) Basement Y/N No	(138) Lot Size 120x115
(139) Acreage 0.32	(126) Waterfront Y/N No
(124) Municipality Marquette	(81) Municipality Type City
(28) At Ski Resort Y/N No	

LOCATION INFORMATION

(88) Full Address(es) 1110 Champion ST, Marquette, MI 49855	(18) Latitude 46.534208
(19) Longitude -87.397463	

DIRECTIONS

(136) **Directions** From US41 turn onto Genesee Street. Property is on the corner of Genesee and Champion.

LISTING INFORMATION

(178) Price Date 10/16/2024	(60) Price Per SQFT \$584.11
(119) Listing Date 10/16/2024	(179) Input Date 10/16/2024 2:19 PM
(64) Input Date 10/16/2024 2:19 PM	(176) Status Date 10/16/2024
(177) HotSheet Date 10/16/2024	(175) Update Date 10/21/2024
(65) Update Date 10/21/2024 11:04 AM	(120) Expiration Date 4/16/2025
(110) Original MLS# 50158471	(111) Originating MLS Upper Peninsula Assoc of Realtors
(29) MLS ID North Central	(115) Agent DAVE MINGAY - Cell: 906-361-7604
(116) Listing Office RE/MAX 1ST REALTY - Main: 906-225-1136	(117) Co-List Agent ERIN WASIK - Cell: 906-458-4284
(118) Co-List Office RE/MAX 1ST REALTY - Main: 906-225-1136	(186) Original Price \$2,500,000
(121) Listing Exception Y/N No	(59) Days On Market 5
(187) Cumulative DOM 5	(63) Days On MLS 5
(188) Cumulative DOMLS 5	(185) Guest Listings Y/N No
(157) Contract Exclusive Right to Sell	(165) Associated Document Count 2
(212) Additional Documents YN No	(58) Picture Count 46
(269) Broker Exclusive No	

TAX & FINANCIAL

(141) Property ID 52-52-096-719-88	(48) FIPS Entity 51900
(114) FIPS 26103	(146) Taxable Value \$0.00
(148) Summer Tax Year 2023	(147) Summer Tax Amount 0.00
(150) Winter Tax Year 2023	(149) Winter Tax Amount 0.00
(152) Total Tax Year 2023	(151) Total Tax Amount 0.00
(190) Assessments Y/N No	(82) Encroachment Y/N No

TAX & FINANCIAL

(189) Subj to Short Sale Apprvl	No	(197) Ownership	LLC
(143) Owners Name	MQTNOLA LLC	(156) Lease Y/N	No

FEATURES

COMMERCIAL FEATURES	FINANCIAL TERMS	ROADS	SALE INCLUDES
Cafe/Kitchen	Cash	City/County	Business and Real Estate
Furniture	Commercial Loan	Paved Street	SEWER SEPTIC
Public Restrooms	PARKING	Year Round	Public Sanitary
Security Equipment	11-20 Spaces	OCCUPANCY	TYPE
Smoke/Fire Alarm	On Site	O	Investment
EXTERIOR FEATURES	Parking Lot	SPECIAL LISTING CONDITION	WATER
Deck/Patio	PRESENT LICENSES	Standard	Public Water
	Food	UTILITES	WATER FEATURES
	Liquor License	Electricity Connected	None
	BUSINESS TYPE	Phone Connected	ZONING
	Bar/Tavern	Sewer Connected	Commercial
	Restaurant	Water Connected	

SHOWING INSTRUCTIONS

(137) Showing Instructions Please submit pre-approval or proof of funds with showing requests.

LISTING BROKER SERVICES

(217) Listing Broker Sign Y/N	Yes	(218) Other Sign on Property Y/N	No
(222) Full Service Listing Y/N	Yes		

MARKETING-VIRT TOURS/IDX/VOW

(181) VOW Include	Yes	(182) VOW Address	Yes
(183) VOW Comment	Yes	(184) VOW AVM	Yes
(174) IDX Include	Y	(87) IDX Consumer Comment	No
(89) IDX Automated Valuation	Yes	(90) Public GLR Websites	Yes
(83) Public MiRS Website	Yes		

REMARKS: AGENT & PUBLIC

- (251) Agent Remarks Sale includes all furnishings, equipment, inventory (including liquor), and almost all decor with a few exceptions for decor related to Lagniappe. Name, reputation, and recipes included at no extra cost if desired. Please submit pre-approval or proof of funds with showing requests.
- (252) Public Remarks The Courtyards Bar and Restaurant is a beloved establishment in South Marquette, perfectly positioned in the largest city of Michigan's Upper Peninsula. Marquette boasts a population of over 20,000 residents, with a much larger population in the surrounding areas. It's also home to Northern Michigan University, which brings thousands of students, faculty, and visitors to town every year. This population drives a consistent demand for excellent dining experiences. South Marquette is an up-and-coming area with growing potential. A stoplight and pedestrian crosswalk make it easy for condo residents and hotel guests from across the street to visit the only restaurant in this neighborhood. With visibility from US 41, the location benefits from exposure to over 20,000 vehicles per day, as reported by MDOT, ensuring high visibility and a steady flow of potential customers. This restaurant was completely rebuilt from the 4 walls, thoughtfully designed by an experienced chef and owner who also operates another successful restaurant in town. From its custom features to top-of-the-line amenities, every detail has been meticulously planned to create a seamless and efficient space that both staff and customers will love. One of the key features of this property is its flexibility; it was designed to allow the bar and restaurant to operate separately if desired, providing a lucrative opportunity to rent out half the space to another business. The sale includes all equipment, furnishings, inventory, and the recipes for local favorites like the renowned Comeback sauce and broken fries. Whether you want to continue building on the name and reputation of The Courtyards; Home of Second Line T-Boys and Tapas or bring your own concept to this turnkey space, the choice is yours. Speaking of space, this establishment is designed with functionality in mind. Your staff will appreciate the spacious layout behind the bar and in the kitchen, as well as the separate areas for dry storage, keg refrigeration, and a private office—making this a true restaurateur's dream. The owner has poured their knowledge and expertise into creating a venue that's as practical as it is inviting. This is more than just a restaurant; it's a well-crafted opportunity to own a thriving piece of Marquette's vibrant dining scene. Don't miss your chance—contact us today to learn more and schedule a private tour of this exceptional property!

SYNDICATION REMARKS

(253) Syndication Remarks Listing Agent: DAVE MINGAY Broker: RE/MAX 1ST REALTY: The Courtyards Bar and Restaurant is a beloved establishment in South Marquette, perfectly positioned in the largest city of Michigan's Upper Peninsula. Marquette boasts a population of over 20,000 residents, with a much larger population in the surrounding areas. It's also home to Northern Michigan University, which brings thousands of students, faculty, and visitors to town every year. This population drives a consistent demand for excellent dining experiences. South Marquette is an up-and-coming area with growing potential. A stoplight and pedestrian crosswalk make it easy for condo residents and hotel guests from across the street to visit the only restaurant in this neighborhood. With visibility from US 41, the location benefits from exposure to over 20,000 vehicles per day, as reported by MDOT, ensuring high visibility and a steady flow of potential customers. This restaurant was completely rebuilt from the 4 walls, thoughtfully designed by an experienced chef and owner who also operates another successful restaurant in town. From its custom features to top-of-the-line amenities, every detail has been meticulously planned to create a seamless and efficient space that both staff and customers will love. One of the key features of this property is its flexibility; it was designed to allow the bar and restaurant to operate separately if desired, providing a lucrative opportunity to rent out half the space to another business. The sale includes all equipment, furnishings, inventory, and the recipes for local favorites like the renowned Comeback sauce and broken fries. Whether you want to continue building on the name and reputation of The Courtyards; Home of Second Line T-Boys and Tapas or bring your own concept to this turnkey space, the choice is yours. Speaking of space, this establishment is designed with functionality in mind. Your staff will appreciate the spacious layout behind the bar and in the kitchen, as well as the separate areas for dry storage, keg refrigeration, and a private office—making this a true restaurateur's dream. The owner has poured their knowledge and expertise into creating a venue that's as practical as it is inviting. This is more than just a restaurant; it's a well-crafted opportunity to own a thriving piece of Marquette's vibrant dining scene. Don't miss your chance—contact us today to learn more and schedule a private tour of this exceptional property!

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed. All room dimensions are in appx. feet.