

# For Sale

CRE & Business



## 311 Broadway St

South Haven, MI, 49090

Discover an exceptional investment and turnkey scooter and golf cart rental business opportunity at 311 Broadway Street, South Haven. This expansive 3,200 SF freestanding masonry building sits prominently on one of South Haven's main commercial corridors, offering outstanding visibility to over 7,700 vehicles per day and easy access for customers. Extensively updated, the property boasts a new 120-amp electrical service, modern plumbing with an additional bathroom, a new garage door, recent tuck-pointing, and a new roof with a lifetime warranty—ensuring years of low-maintenance ownership.

Currently home to the highly profitable South Haven Scooter Rental, this business enjoys a stellar reputation and consistent seasonal cash flow, with a proven three-year average SDE and strong local brand recognition. The sale includes both the real estate and the established business, allowing a new owner to step into a thriving operation in a vibrant tourist destination. With its prime location, significant building upgrades, and turnkey business model, 311 Broadway Street is perfectly positioned for continued success and future growth in the heart of South Haven's bustling retail district.

Sale Price \$790,000

Building Size 3,160 sqft

Annual Avg. SDE \$100,493

- Upgraded with new electrical, plumbing, roof, tuck-pointing, and garage door.
- Includes profitable, established scooter & golf cart rental business with strong cash flow.
- Excellent location for retail/service business in a popular tourist area.
- Sale offers both real estate and turnkey business for immediate income and growth.
- 7,703 vehicles per day in 2022 representing a 15.87% increase since 2020

R. Kyle Grooters

Associate Broker - Consolidation

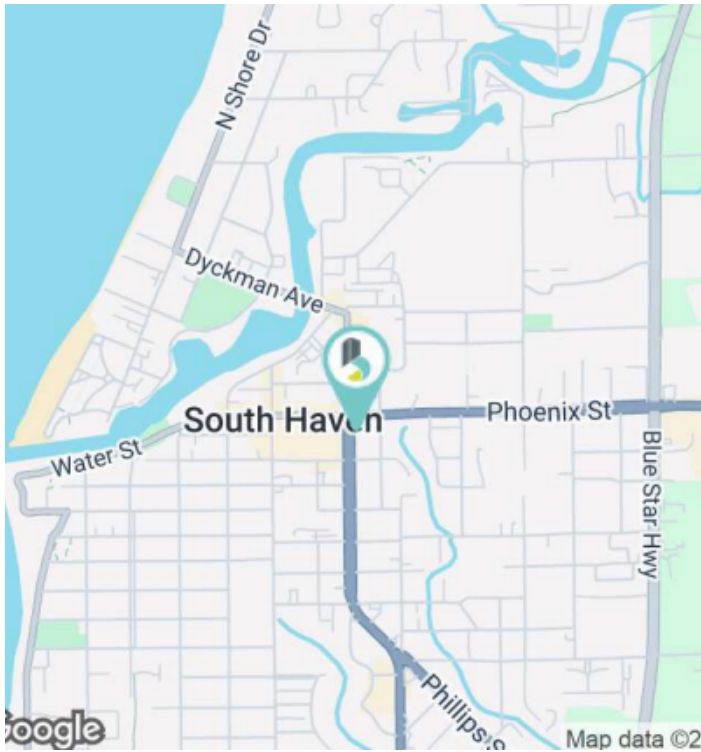
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# Real Estate Summary

311 Broadway St, South Haven, MI 49090



## Property Summary

Sale Price	\$530,000
Building Size	3,160 SF
Available SF	3,160 SF
Lot Size	6,002 SF
Price/SF	\$199.36
Year Built	1932
Zoning	B-2

## Property Overview

Exceptional opportunity at 311 Broadway Street, South Haven. This expansive 3,200 SF freestanding masonry building sits prominently on one of South Haven's main commercial corridors, offering outstanding visibility to over 7,700 vehicles per day and easy access for customers. Extensively updated, the property boasts a new 120-amp electrical service, modern plumbing with an additional bathroom, new garage door, and recent tuck-pointing. In addition a new roof with a lifetime warranty—ensuring years of low-maintenance ownership.

## Highlights

- Upgraded with new electrical, plumbing, roof, tuck-pointing, and garage door.
- Includes profitable, established scooter rental business with strong cash flow.
- Excellent location for retail/service in a busy tourist area.
- Sale offers both real estate and turnkey business for immediate income and growth.
- 7,703 vehicles per day in 2022 representing a 15.87% increase since 2020

# Business Summary

311 Broadway St, South Haven, MI 49090



## WELCOME TO SOUTH HAVEN SCOOTER RENTAL

### Business Summary

Sale Price	\$260,000
Annual SDE	\$100,000+
SDE Multiplier	2.55
Business Established	2015
Average Customers Range	8-15/day
Golf Cart Avg. Rental Length	5 Days
Scooter Avg. Rent Length	2/hr

### Business Overview

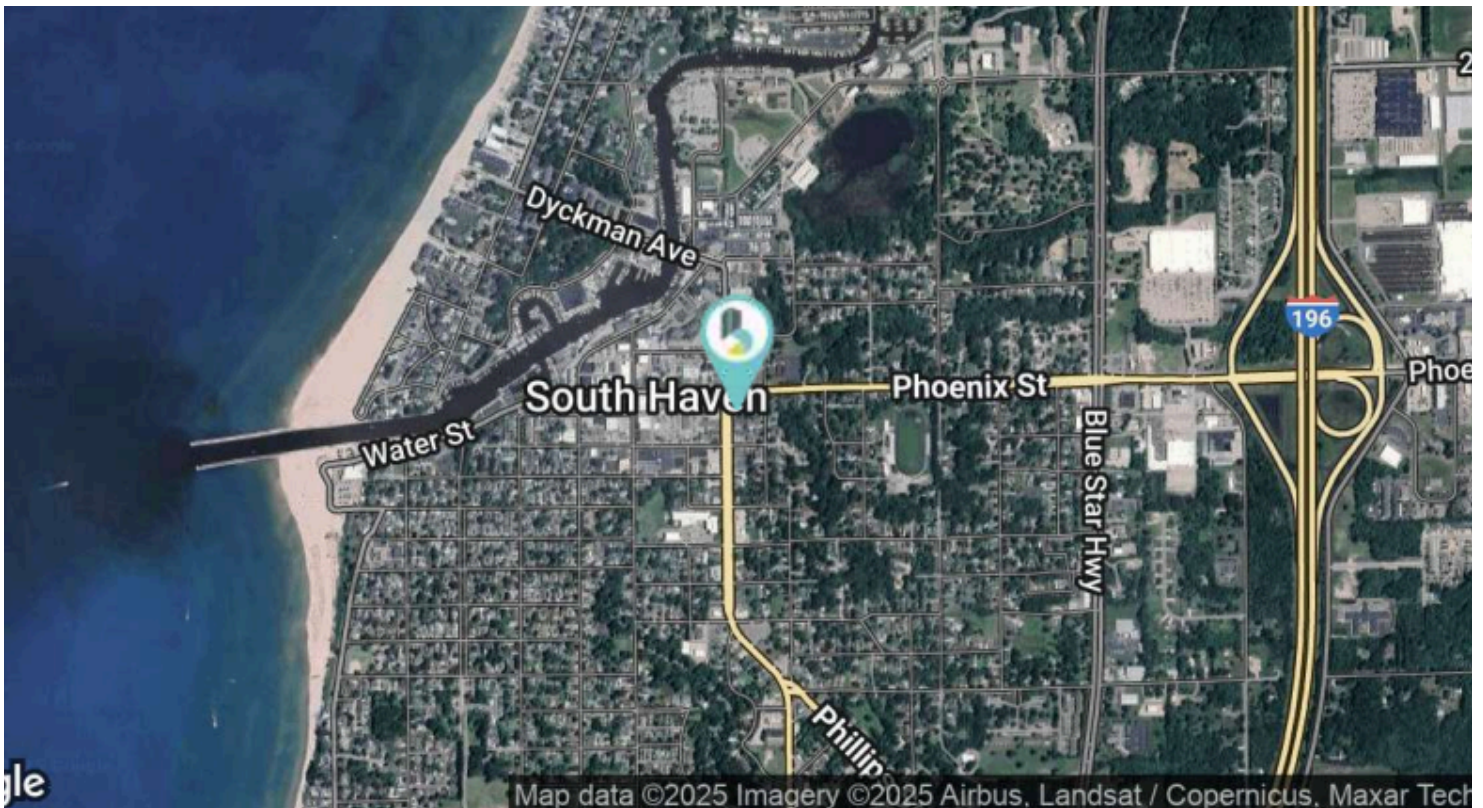
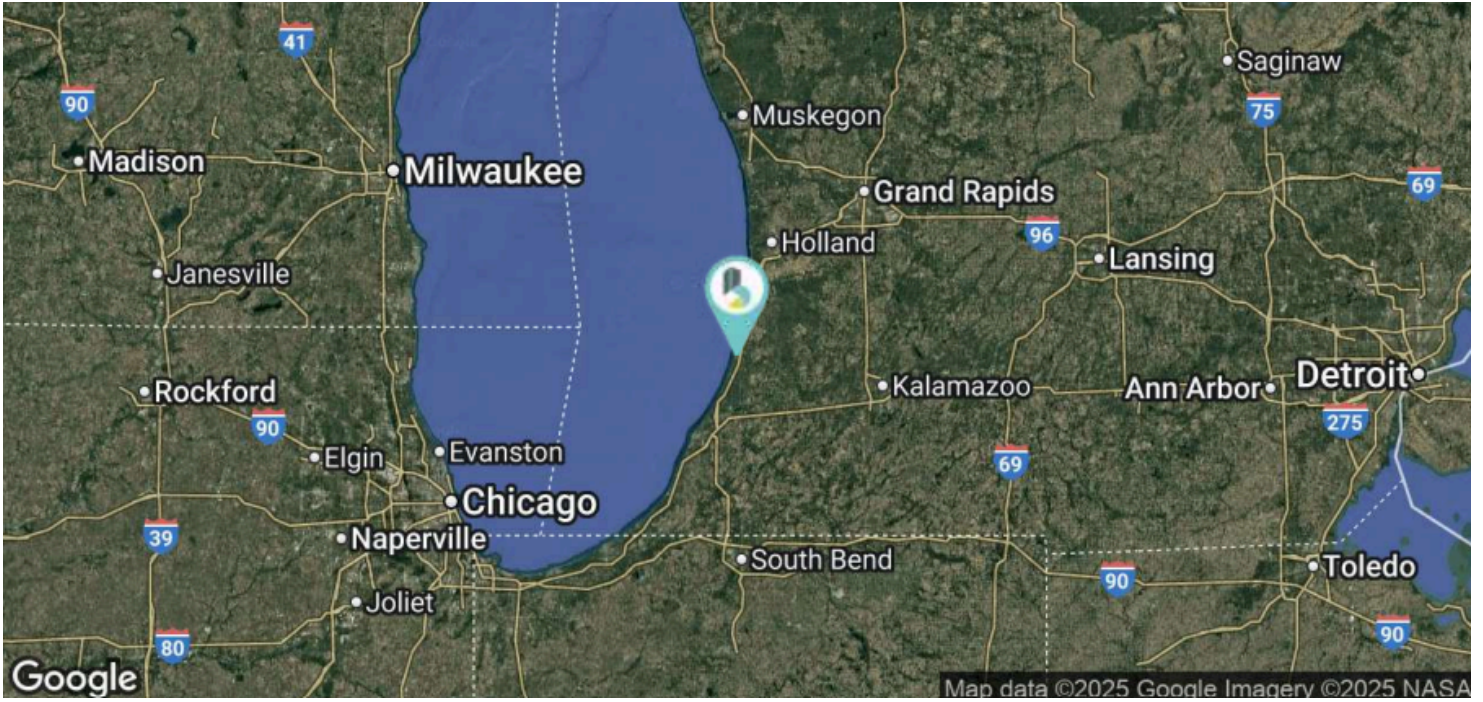
South Haven Scooter Rental presents a rare opportunity to acquire a thriving, turnkey scooter and golf cart rental seasonal business in one of Michigan's most popular lakeshore destinations. With a proven track record of strong profitability, this well-established operation enjoys high demand from both tourists and locals, supported by an outstanding location on South Haven's busiest commercial corridor. The business boasts a three-year average SDE of over \$100,000, streamlined operations, and a loyal customer base, making it ideal for an owner-operator or investor seeking reliable cash flow with minimal overhead. All equipment, branding, and operational systems are included, allowing a new owner to step in and capitalize on immediate income and significant growth potential in a vibrant, tourism-driven market. A signed NDA required to review financials.

### Highlights

- Turnkey scooter and golf cart rental business with strong seasonal cash flow
- Prime location on South Haven's busiest commercial corridor
- Proven three-year average SDE exceeding \$100,000
- Loyal and returning customer base and established local brand
- Strong potential to automate and lower overhead

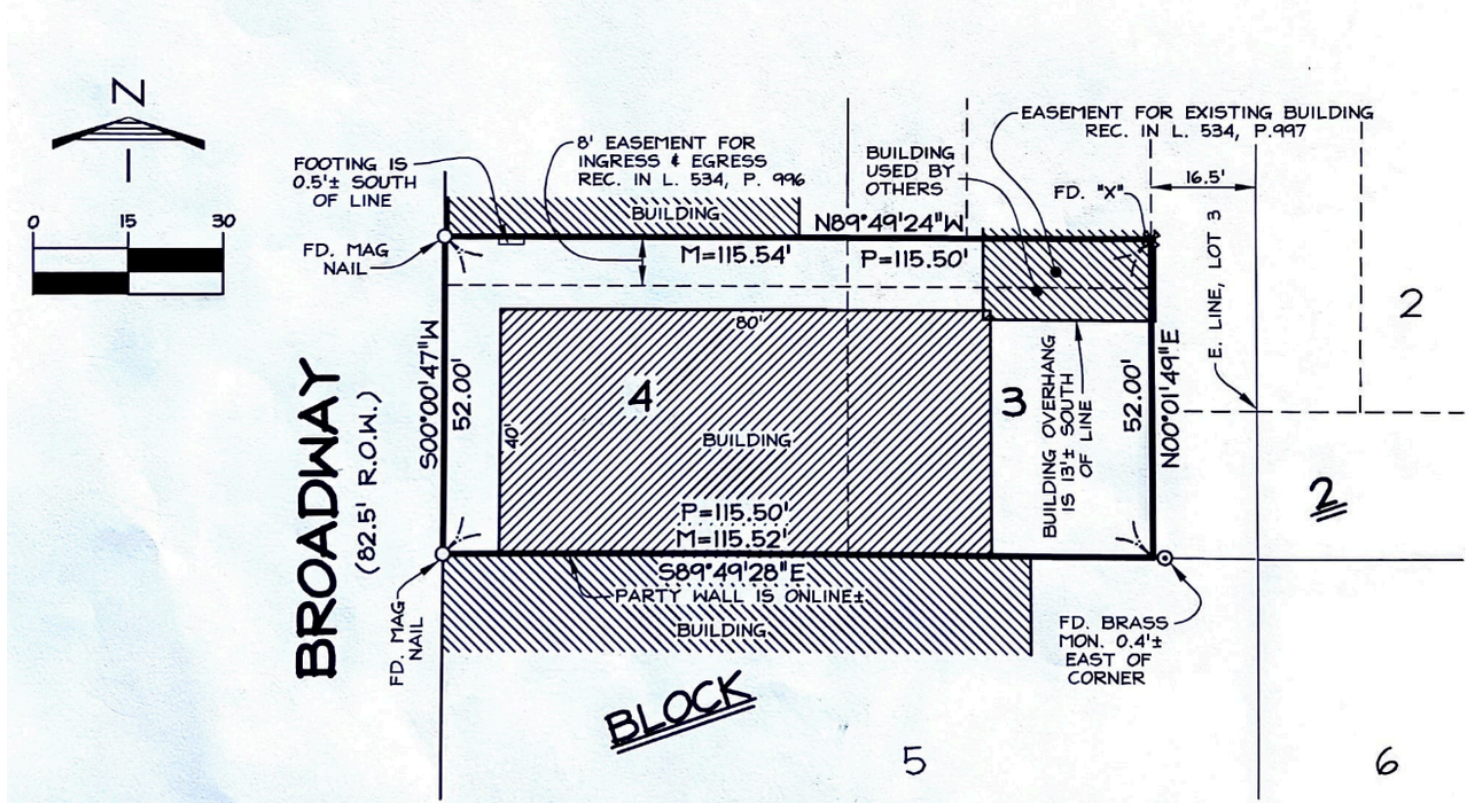
# Location Map

311 Broadway St, South Haven, MI 49090



# Property Survey

311 Broadway St, South Haven, MI 49090



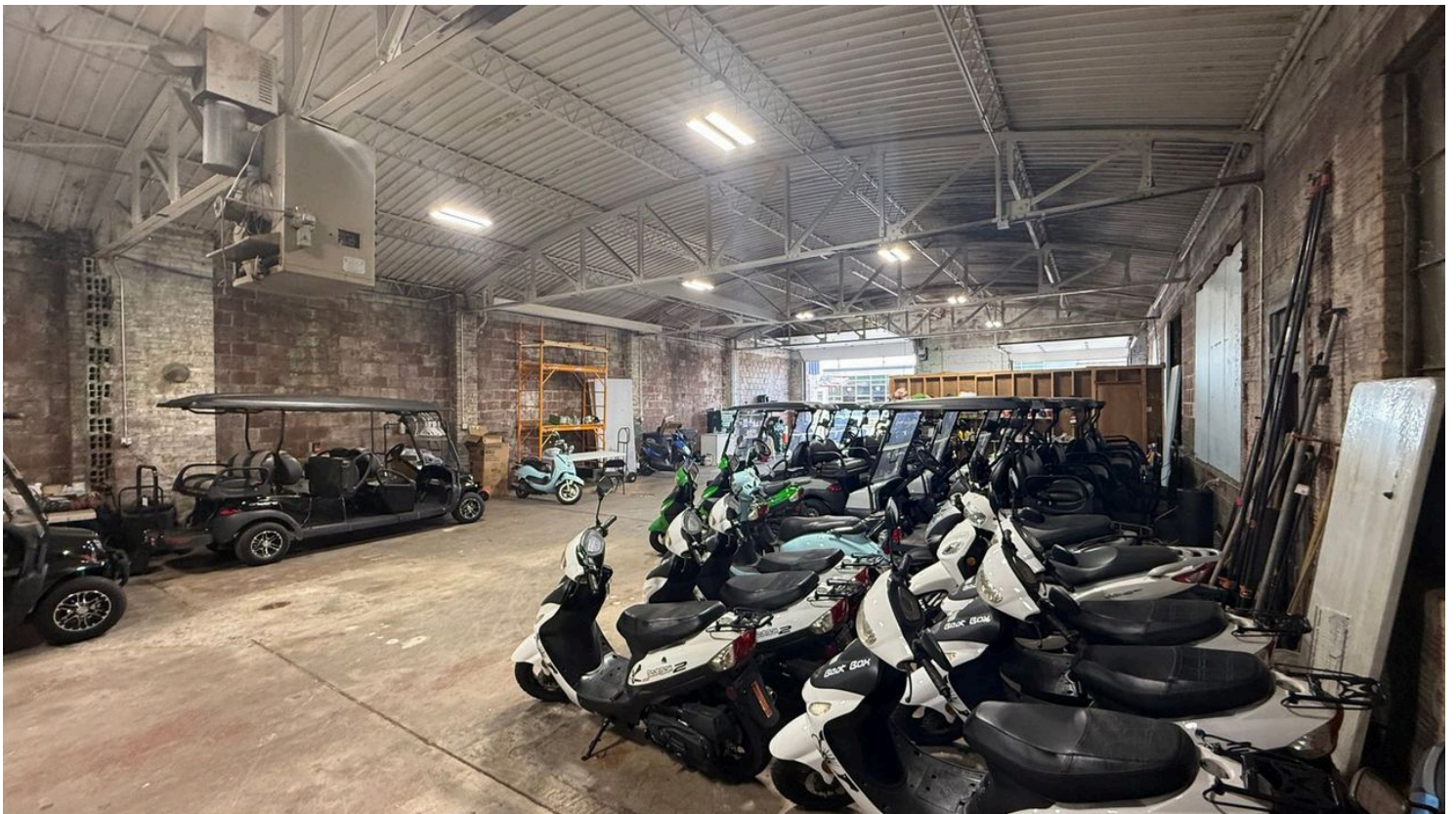
# Aerial Photos

311 Broadway St, South Haven, MI 49090



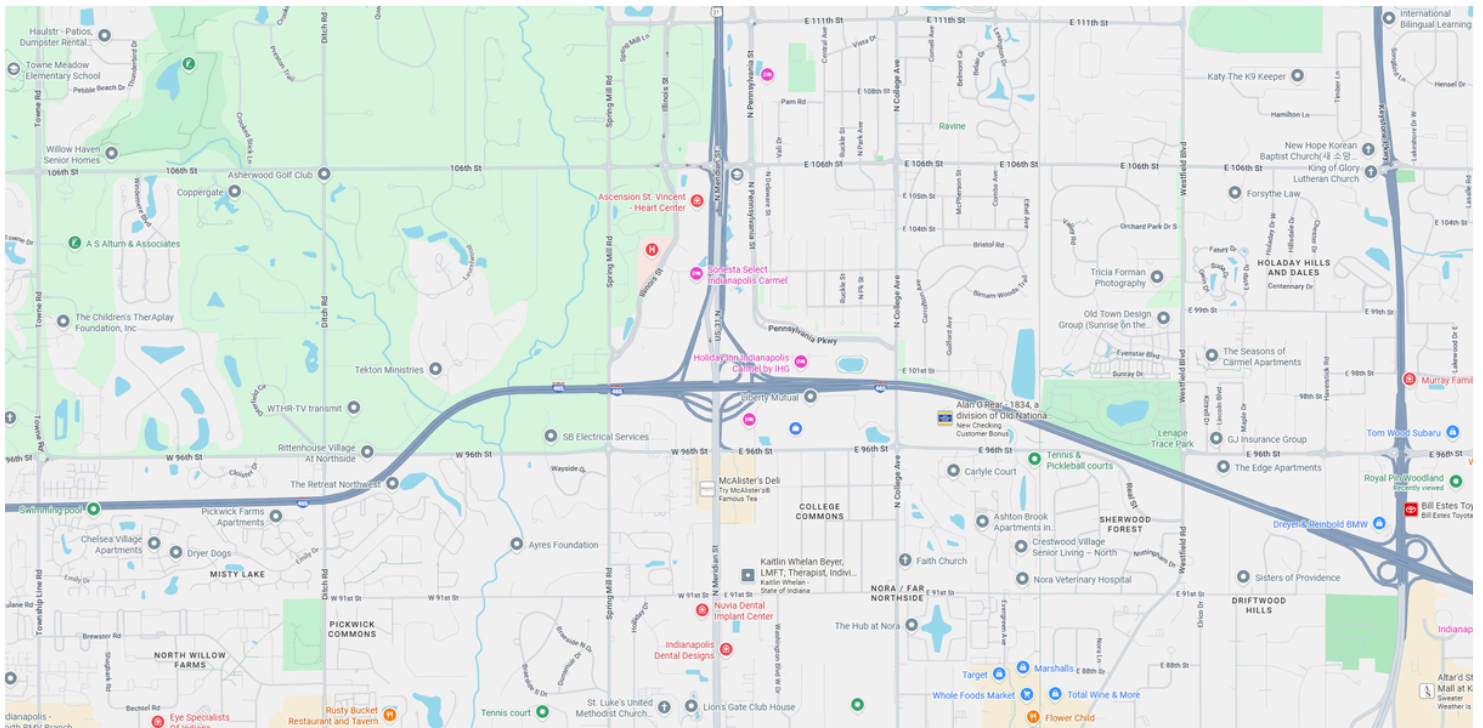
# Interior Photos

311 Broadway St, South Haven, MI 49090



# Demographics

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## Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Population	419	1,336	3,762
Average Age	52	51	49
Average Age (Male)	50	49	47
Average Age (Female)	54	53	51
Total Households	214	665	1,818
# of Persons per HH	2	2	2.1
Average HH Income	\$76,816	\$76,017	\$74,519
Average House Value	\$438,987	\$410,622	\$394,562
Traffic Count	2022-7,703/Day		