

Downtown Ann Arbor Winery / Brewery Asset Sale

100 S 4th Ave, Ann Arbor, MI 48104



FOR SALE



OFFERING SUMMARY

Sale Price:	\$425,000
Value of Included Equipment/Buildout	
FF&E Cost:	\$270,000
Buildout Cost:	\$430,000

INCLUDED IN SALE:

- Furniture, fixtures & equipment
- Raw materials and product inventory
- Small winemakers license, brewery license, sidewalk patio permits, music and movie licensing, health department, and Main Street social district licensing
- Optional intellectual property: name, recipes, logos, digital assets
- Optional seller training and transition support, including introductions to suppliers and distributors
- Branded merchandise available

Jeff Evans

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PROPERTY HIGHLIGHTS

- 2,900 SF fully furnished modern taproom, production space and fully furnished patio
- Beer, wine, mead, and cider capabilities
- Downtown Ann Arbor location one block off Main Street and two blocks from Kerrytown
- Light-filled taproom with 15' ceilings, modern birch booths, custom cherry tables, and contemporary finishes
- Flexible layout for taproom, production, private events, and community programming
- Large walk-in cooler with direct taps, keg washer, glycol chiller, and additional production equipment
- Sidewalk patio permits, health department licensing, music/movie licensing, and Main Street Social District licensing
- Secure lease through February 2028 with two additional five-year renewal options
- 2025 Gross Sales: \$338,000
- DO NOT APPROACH EMPLOYEES – BY APPOINTMENT ONLY. Contact agent for additional information.

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PROPERTY DESCRIPTION

A comparable establishment of this functionality would take an estimated 18+ months to create.

Located in the heart of downtown Ann Arbor, this lively, modern, light-filled taproom is one block off of Main Street and two blocks from Kerrytown. The 2,900sf space with separate shared bathrooms is thoughtfully designed with areas for both taproom and production, and flexible options for events and expanded production operations. A glass roll-up door within the seating area allows for private events or community events, even during public hours. The seating area is equipped with modern birch booths, custom cherry tables, and modern finishings. Perfectly located to capture downtown foot traffic from game days, farmers markets, Midnight Madness, Summer Fest, Art Fair, and general downtown townies and tourists alike, especially as part of the Main Street Social District.

With weekly events such as board game night, trivia, yoga, and comedy, the taproom is known for its bright, stylish, and welcoming environment. With all recipes and equipment available to continue as Ann Arbor's only operating cidery (serving beer, wine, and mead, as well), the space would also lend itself efficiently to future brewery or restaurant integrations.

Patio: Front of the taproom is equipped with a glass roll-up door, facilitating daytime deliveries and offering an inviting storefront for foot traffic and access to sidewalk patio seating.

Brewing: Five 15BBL jacketed customized bright beer tanks for fermentation and conditioning, a large walk-in cooler with direct taps, five 7BBL single wall serving tanks, a Wild Goose WG1 canning line, keg washer, glycol chiller, and many other pieces of equipment and accessories.

Licenses: All licenses are current, including a small winemakers license, brewery license, sidewalk patio permits, music and movie licensing, health department, Main Street social district licensing, and membership to multiple downtown business associations

Lease: Secure lease through February 2028 with two additional five year options

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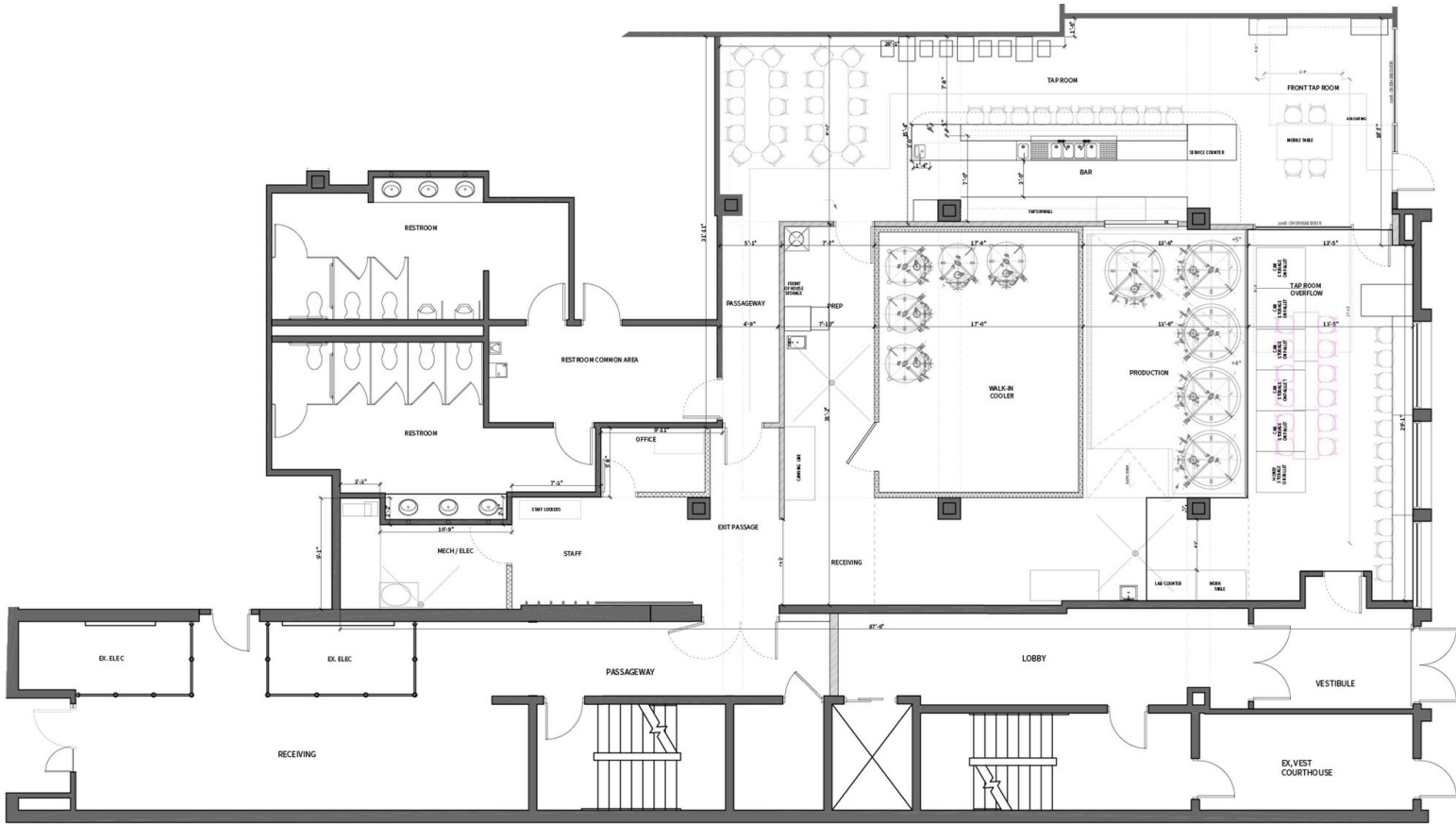
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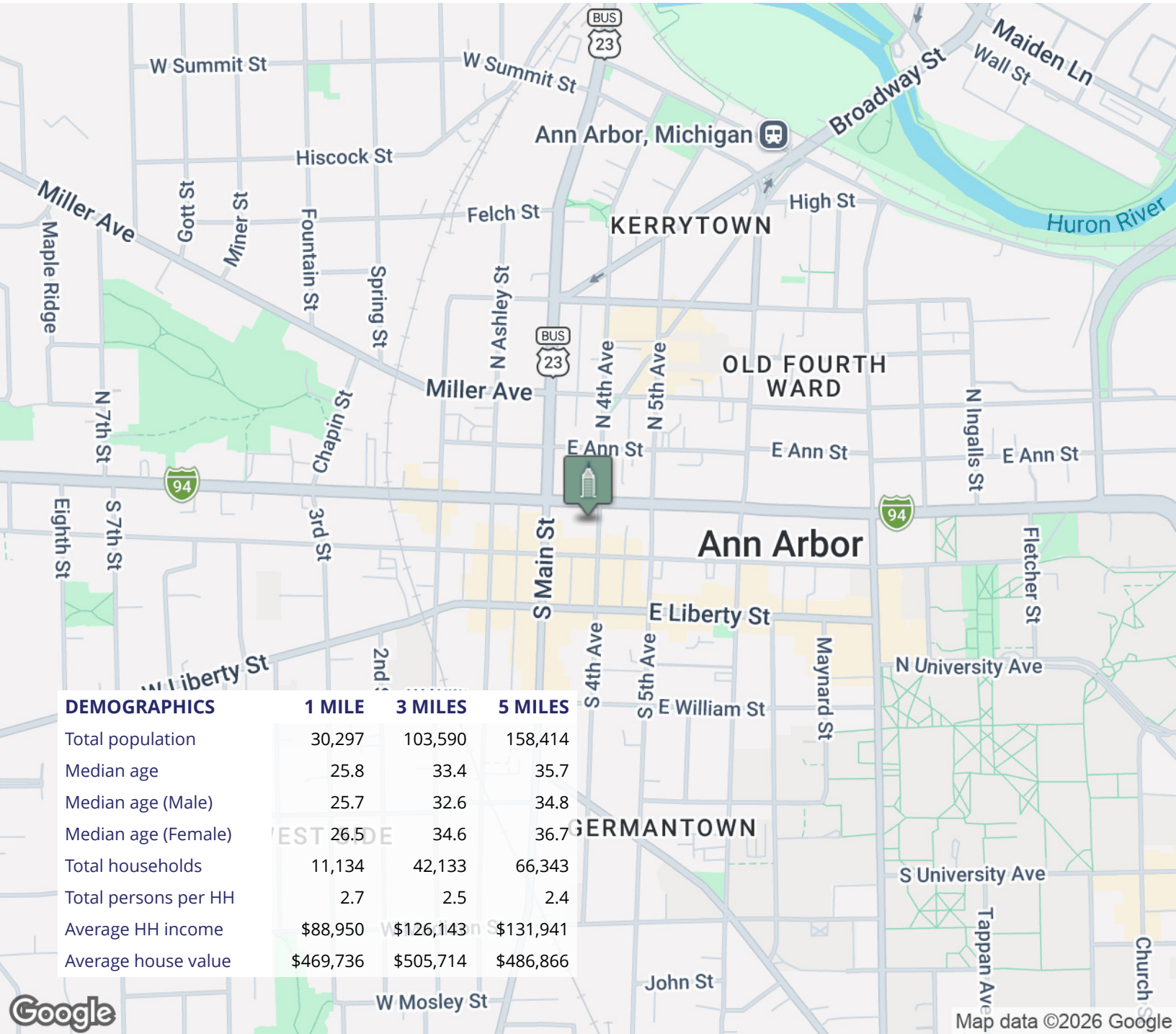
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