



12323 Maple St | Bear Lake, MI 49614

PROPERTY OVERVIEW

Remodeled restaurant building located across the street from public access to Bear Lake. Everything except the kitchen has been taken care of in this 3,000+ SF site. Prior restaurant cooked and served from a food truck. Great opportunity for a food truck to transition to a brick and mortar establishment with an AADT count of 5000 cars per day. Property does have a 10 year deed restriction to remain a restaurant.

PROPERTY HIGHLIGHTS

- Bear Lake Views
- Remodeled
- Large Parking Lot
- New Bar and Tap System
- Large Walk-in Cooler

SALE PRICE:

\$299,000

LOT SIZE:

0.54 ACRES

BUILDING SIZE:

3,016 SF

KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com



RESTAURANT PROPERTY FOR SALE

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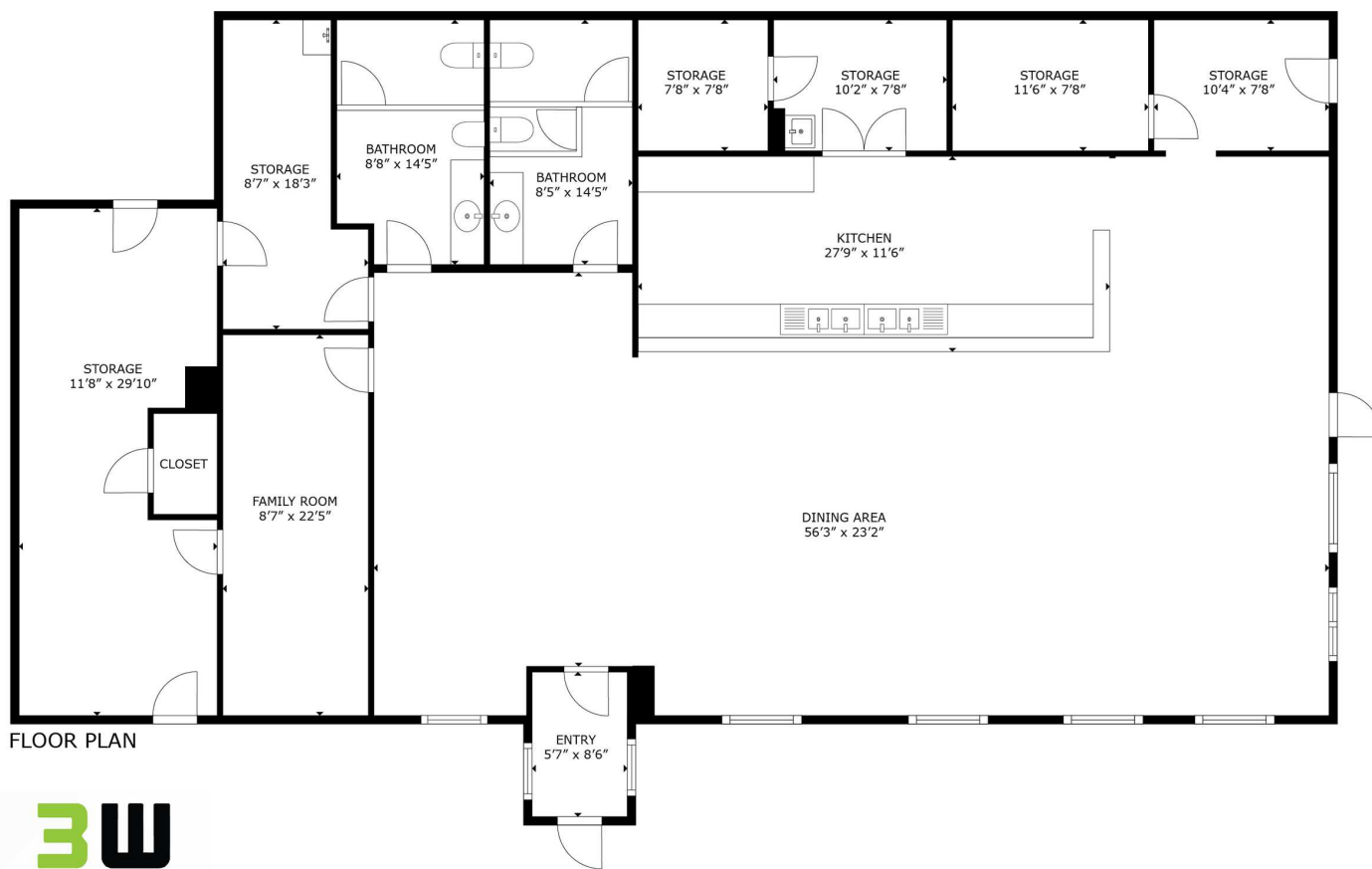


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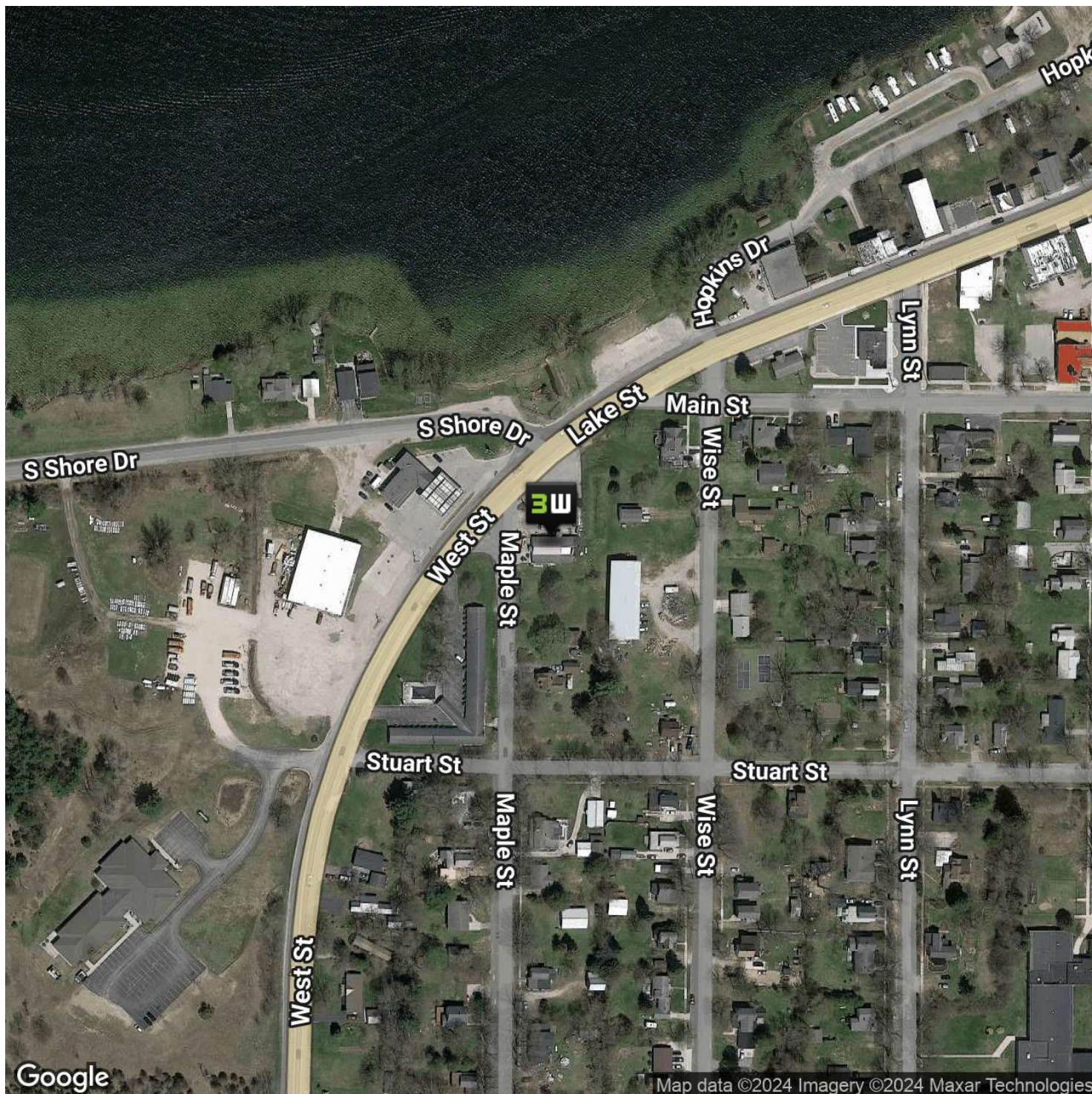


FLOOR PLAN



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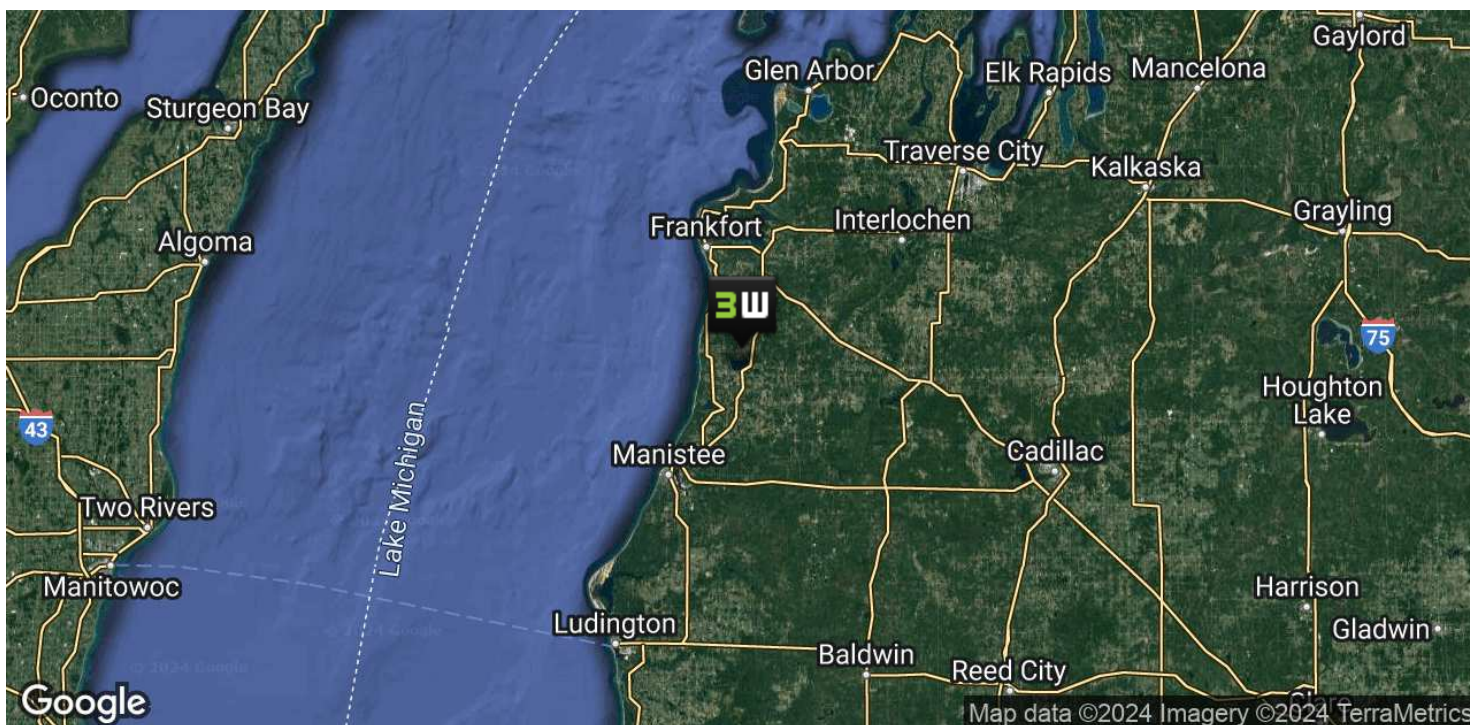
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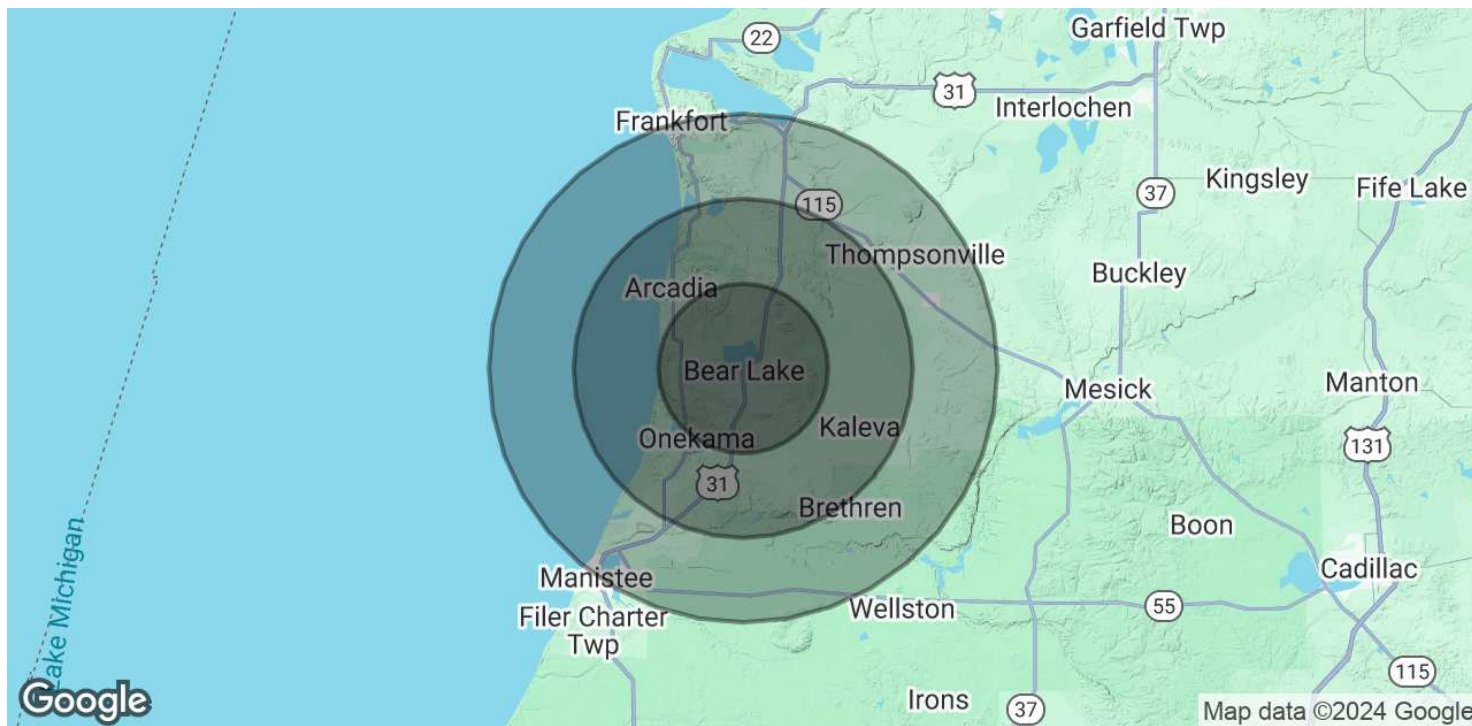


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POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	3,087	9,876	24,266
Average Age	48	49	48
Average Age (Male)	48	49	47
Average Age (Female)	49	49	49

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	1,288	4,273	10,545
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$92,010	\$88,085	\$85,661
Average House Value	\$282,732	\$277,062	\$268,984

Demographics data derived from AlphaMap

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