



List Number: 26010081
Municipality: Hillsdale City
County: Hillsdale
Property Sub-Type: Retail
Total # Bldgs: 3
Total # Units: 1
Fin Bldg Lvl: 13,000
Lot Acres: 13
Lot Dimensions: 575x1830
Lot Measurement: Acres
Lot Square Footage: 566,280
Ownership Type: Private Owned
Directions: M-99 (W Carleton) in City of Hillsdale.
New Construction: No
Tax ID #: 006-216-200-03
Road Frontage: 1,830
Total SqFt: 13,000
Year Built: 2004
Year Remodeled: 2024
Principal Road: Yes
Status: Active
List Price: 1,300,000
Original List Price: \$1,300,000
List Price/SqFt: \$100
Days On Market: 1
Cumulative DOM: 1
Expiration Date: 12/31/2026
Waterfront: No

Legal: Section 16
Taxable Value: 231,903
Seller's Annual Property Tax: 13,690
School District: Hillsdale
SEV: 598,100
Tax Year: 2025
Zoning: B4/B3
For Tax Year: 2025
Homestead %: 0
Special Assmt/Type: None Known

Additional Details:	Total Parking Spaces: 100; Ceiling Height: 8; Power/Voltage: 240	Docs Req Conf Agrmnt:	Financials; Leases	Sewer:	Public Sewer
Additional Features:	Barrier Free; Outdoor Storage	Driveway:	Asphalt; Concrete; Paved	Foundation:	Slab
Air Conditioning:	Central Air	Exterior Material:	Block; Concrete; Metal Siding; Vinyl Siding	SqFt Information:	Closed Circuit Camera(s); Fire Alarm; Fire Sprinkler System; Security System; Smoke Detector(s)
Below Grade:	Partial; None	Heat Source:	Natural Gas	Street Type:	Paved; Public
Business Includes:	Equipment; Furniture; Licenses; Real Estate; Other	Heat Type:	Forced Air	Tenant Pays All:	
Business Opportunity:		Income and Expenses:		Uses:	Professional Service; Recreation; Restaurant; Retail; Storage; Other
Construction Type:	Concrete; Frame/Wood; Steel	Ownership:	LLC	Util Avail at St:	High Speed Internet
Docs at List Office:	Aerial Photo; Plat Map; Traffic Study; Other	Purchase Terms Avail:	Cash; Conventional; Tax Def Exchange	Utilities Attached:	Cable Connected; Electricity Connected; Natural Gas Connected; Phone Connected
		Roofing:	Composition; Metal	Water:	Public Water
		Sale Conditions:	None	Water Fea. Amenities:	
		Send to Econ Dev Org:	MEDC; SWMI First, Region 5	Water Type:	

Public Remarks: Own a unique, historically profitable family entertainment destination that combines a popular Cottage Inn Pizza dine-in restaurant with a fully equipped seasonal fun park, go-karts, bumper boats, mini golf, driving range, arcade, laser tag, and axe throwing—all on one property. The current owners acquired the Cottage Inn franchise in 2014 and quickly outgrew their original in-town location as birthday parties and family gatherings took off. In 2018 they purchased the former Silo's Fun Park, recognizing the opportunity to create a true regional draw for families and groups. The reimagined operation blends a strong food business with multiple entertainment revenue streams and has become a well-known local destination. The attached Cottage Inn restaurant offers dine-in, carryout, and delivery, and is one of only two locations in the area with a full dine-in experience. Guest capacity is rated at 99, with seating for over 110 utilizing additional approved space. The expanded dining

Agent Only Remarks: POF or ability to purchase required for showings.

Exclusions: Billboard lease is not included but may be negotiated.

Seller: Owner of Record **Listing Agreement:** Exclusive Right To Sell **RP:** Yes

List Off:	Name	Primary Phone	Email	Other
List Agt:	Coldwell Banker Beiswanger Realty Group(jx0450)	+1 517-435-1500	Admin@MiRealEstatePro.com	Fax:
List Association:	Doug Beiswanger (jx425012)	517-914-9555	doug@mi realestatepro.com	Mobile: 517-914-9555
Co-listing Office:	Jackson Area Association of REALTORS			
Alt Agt:	Christie Plemmons Realty (x99)	517-398-0268		
	Christie Plemmons (x2912)	517-398-0268	christieplemmons@yahoo.com	

Showing Instructions: Do not approach staff or customers. Contact Listing Broker with requirements to show.

Listing Date: 03/16/2026 **Status Change Date:** 03/16/2026

room is thoughtfully designed with two distinct experiences: a "quiet side" with booths, tables, hot/cold lunch buffet and jukebox for guests seeking a calmer atmosphere, and an open family dining area with an indoor play place for children under 11. The open side is also set up for private party rentals, with flexible 2-hour blocks for groups of approximately 12, 16, or 24.

The former fun park arcade building is now fully integrated with the restaurant operation and features a two-story arcade, two restrooms, two stockrooms, employee lounge, kitchen/prep area (currently not in use), redemption counter, and an additional private birthday party room that seats up to 32 guests. The arcade games are operated under a revenue-sharing agreement with Zapm Games (Grand Rapids area), who owns and maintains the machines. The business provides liability coverage while Zapm handles service and upkeep, and they are willing to continue with new ownership.

Outdoors, the property includes multiple attractions designed for broad appeal and repeat visits. The go-kart track offers two different styles of kart racing. The bumper boat pool was upgraded in 2024 with over 20 "new to us" gas-powered boats (hulls, tubes, and motors) sourced from Michigan's Adventure in Muskegon, replacing older electric units. The 18-hole mini golf course is continually refreshed with updated greens, brick work, and trimmed landscaping. A nearly labor-free driving range adds another revenue stream; the current owners mow the grounds and use a drivable ball picker to retrieve balls, and customers obtain range balls directly from the Cottage Inn building where both cash and credit cards are accepted.

Newer additions include an indoor laser tag arena and axe-throwing space. Laser tag attracts a wide age range starting around 4-5 years old, while Velcro axe throwing serves younger guests ages 5-10. This building includes seating for roughly 12-16 people and its own restroom, making it ideal for parties, team events, and group bookings. In 2025, the obsolete batting cages were removed, opening up additional space that could be used for extra parking or future attractions, giving a new owner room to grow.

This is a well-established, historically profitable operation with multiple complementary revenue streams and strong community loyalty, offering a solid platform for continued growth under new ownership. The owners have focused on creating a safe, fun place for all seasons, complementing other local amenities such as the movie theater and bowling alley. The restaurant is known for offering "the best pizza for the best price," and Cottage Inn regularly partners with area nonprofits--including 4-H groups, schools, and churches--to host Sunday fundraisers, donating 15% of net sales back to the organization.

The sellers' motivation is purely personal and lifestyle-driven: the owner is approaching retirement, her husband's health is declining, and she has been solely responsible for the mowing, driving range ball collection, and restaurant operations for the past several years. With adult children now pursuing their own careers and limited time to help, the family is ready to pass this "treasure" on to the next operator who can build on a strong foundation and carry forward a well-loved community asset.

This offering includes the operating Cottage Inn franchise and the fun park operation together with the real estate (details per listing), giving buyers the rare chance to acquire a historically profitable regional destination with diversified income and room for expansion.

1-web-or-mls-22_DJI_0023



Aerial of Complex

2-web-or-mls-87_IMG_0607



Silos Fun Park

3-web-or-mls-46_IMG_0387



Silos and Entertainment

4-web-or-mls-29_IMG_0250 (2)



Cottage Inn Pizza

5-web-or-mls-24_IMG_0227



Cottage Inn Pizza

6-web-or-mls-23_IMG_0221



Cottage Inn Pizza

7-web-or-mls-29_IMG_0250



Cottage Inn Pizza

8-web-or-mls-30_IMG_0257



Cottage Inn Pizza

9-web-or-mls-31_IMG_0262



Cottage Inn Pizza

10-web-or-mls-25_IMG_0232



Pizza Fun Center

11-web-or-mls-28_IMG_0247



Pizza Fun Center

12-web-or-mls-36_IMG_0287



Kitchen Backstock

13-web-or-mls-33_IMG_0271



Kitchen

14-web-or-mls-38_IMG_0297



Kitchen

15-web-or-mls-37_IMG_0292



Kitchen

16-web-or-mls-35_IMG_0282



Kitchen

17-web-or-mls-34_IMG_0277



Kitchen

18-web-or-mls-32_IMG_0265



Kitchen

19-web-or-mls-27_IMG_0242



ADA Restroom

20-web-or-mls-26_IMG_0237



ADA Restroom

21-web-or-mls-50_IMG_0407



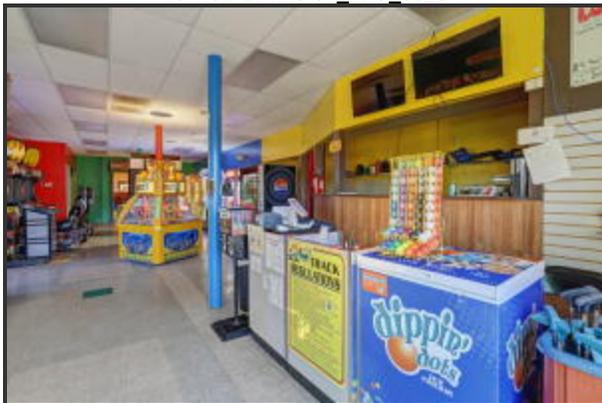
Two Story Arcade

22-web-or-mls-04_IMG_0313



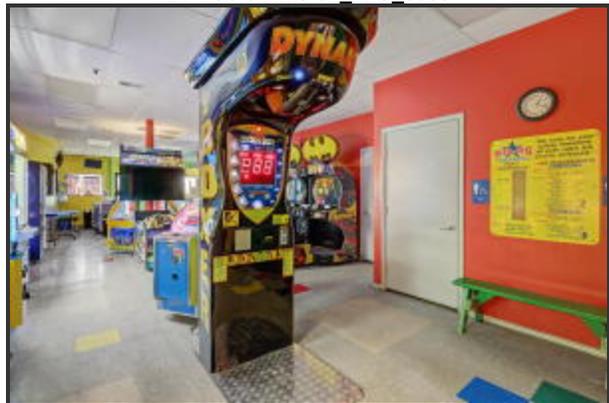
Two Story Arcade

23-web-or-mls-07_IMG_0328



Arcade Snack Bar

24-web-or-mls-02_IMG_0303



Two Story Arcade

25-web-or-mls-05_IMG_0318



Two Story Arcade

26-web-or-mls-03_IMG_0308



Two Story Arcade

27-web-or-mls-06_IMG_0323



Two Story Arcade

28-web-or-mls-09_IMG_0336



Two Story Arcade

29-web-or-mls-10_IMG_0343



Two Story Arcade

30-web-or-mls-11_IMG_0348



Two Story Arcade

33-web-or-mls-08_IMG_0333



Two Story Arcade

31-web-or-mls-39_IMG_0352



Private Party Room

32-web-or-mls-40_IMG_0357



Private Party Room

34-web-or-mls-18_DJI_0019



Miniature Golf Course

35-web-or-mls-43_IMG_0369



Miniature Golf Course

36-web-or-mls-42_IMG_0366



Miniature Golf Course

37-web-or-mls-47_IMG_0391



Miniature Golf Course

38-web-or-mls-48_IMG_0397



Miniature Golf Course

39-web-or-mls-44_IMG_0374



Miniature Golf Course

40-web-or-mls-41_IMG_0359



Miniature Golf Course

41-web-or-mls-49_IMG_0399



Miniature Golf Course

Bumper Boats 1



Bumper Boats

Bumper Boats 2



Bumper Boats

Bumper Boats 3



Bumper Boats

42-web-or-mls-63_IMG_0469



Two Race Tracks

43-web-or-mls-17_DJI_0018



Race Tracks

44-web-or-mls-16_DJI_0017



Race Tracks

45-web-or-mls-62_IMG_0465



Concrete Race Track

46-web-or-mls-64_IMG_0477



Concrete Pit Area

Go Karts 1



Indy Open Wheel Course

Go Karts



Indy Open Wheel Course

Go Karts 3



Indy Open Wheel Course

Go Karts 4



Indy Open Wheel Course

Go Karts 6



Indy Open Wheel Course

Go Karts 5



NASCAR Course

48-web-or-mls-61_IMG_0462



Storage Areas

50-web-or-mls-56_IMG_0437



Work Area

47-web-or-mls-60_IMG_0456



Storage Areas

49-web-or-mls-59_IMG_0451



Storage Areas

51-web-or-mls-58_IMG_0445



Storage Area

52-web-or-mls-57_IMG_0442



Customer Area

53-web-or-mls-52_IMG_0417



Huge Outdoor Patio

54-web-or-mls-53_IMG_0421



Huge Covered Patio

55-web-or-mls-51_IMG_0409



Climbing Fun Center

56-web-or-mls-55_IMG_0432



Outdoor Entertainment Space

57-web-or-mls-54_IMG_0427



Outdoor Entertainment Space

58-web-or-mls-85_IMG_0584



59-web-or-mls-80_IMG_0560



60-web-or-mls-79_IMG_0556



61-web-or-mls-65_IMG_0481



62-web-or-mls-77_IMG_0547



63-web-or-mls-66_IMG_0487



Laser Tag and Ax Throwing

64-web-or-mls-76_IMG_0542



ADA Bathroom

65-web-or-mls-68_IMG_0497



Additional Party Area

66-web-or-mls-67_IMG_0492



Additional Party Area

67-web-or-mls-69_IMG_0502



Additional Party Area

68-web-or-mls-70_IMG_0507



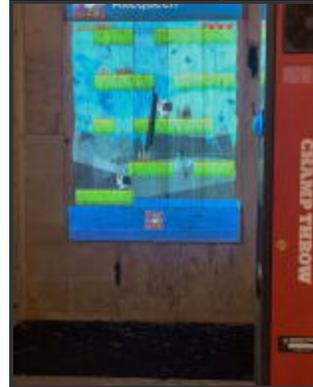
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70-web-or-mls-pic3



71-web-or-mls-pic2



72-web-or-mls-72_IMG_0517

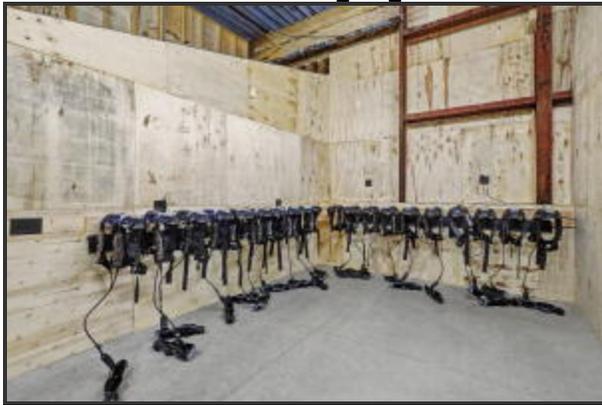


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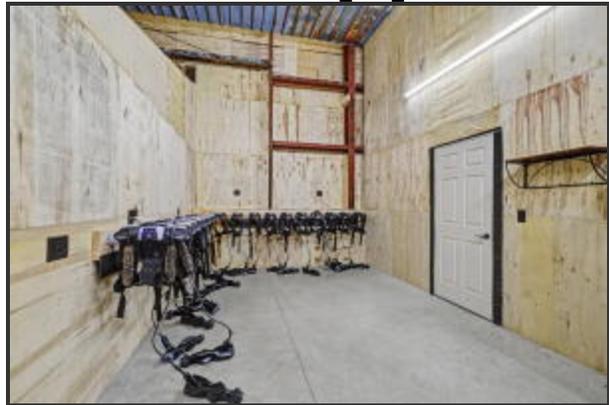
Laser Tag Briefing Room

74-web-or-mls-74_IMG_0525



Laser Tag Equipment Room

75-web-or-mls-73_IMG_0522



Laser Tag Equipment Room

76-web-or-mls-14_IMG_0538



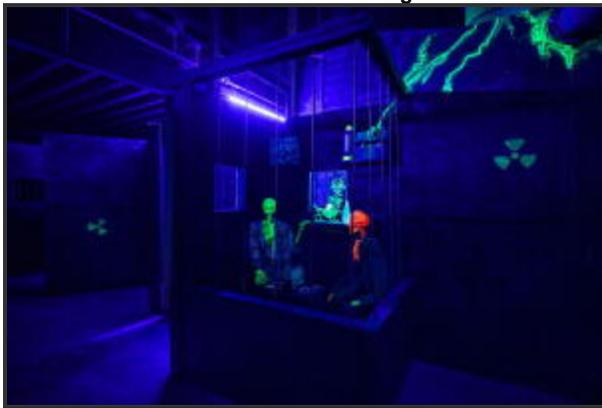
Laser Tag Entrance

77-web-or-mls-lasertag2



Two Story Laser Tag Area

78-web-or-mls-lasertag 3



Two Story Laser Tag Area

79-web-or-mls-lasertag1



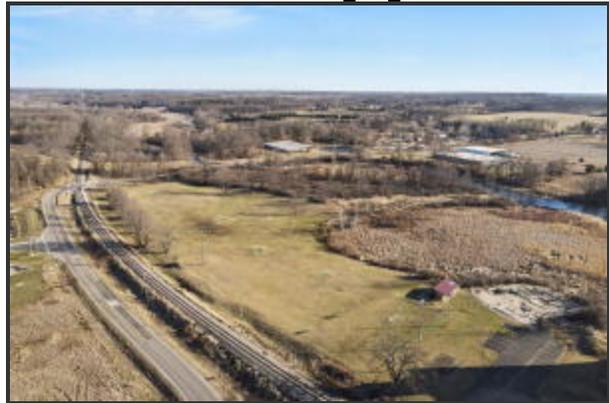
Two Story Laser Tag Area

80-web-or-mls-83_IMG_0577



Golf Driving Range Garage

81-web-or-mls-08_DJI_0008



Golf Driving Range

82-web-or-mls-81_IMG_0566



Golf Driving Range

83-web-or-mls-84_IMG_0582



Gold Driving Range

84-web-or-mls-10_DJI_0010



Golf Driving Range

85-web-or-mls-09_DJI_0009



Golf Driving Range

86-web-or-mls-45_IMG_0382



Fun Center Building

87-web-or-mls-01_DJI_0001



Fund Center Building

88-web-or-mls-82_IMG_0569



Room For Expansion

89-web-or-mls-20_DJI_0021



Room For Expansion

91-web-or-mls-78_IMG_0552



Room for Expansion

92-web-or-mls-86_IMG_0596



Room for Expansion

93-web-or-mls-12_DJI_0012



Aerial Image

94-web-or-mls-07_DJI_0007



Aerial Image

95-web-or-mls-21_DJI_0022



Aerial Image

96-web-or-mls-05_DJI_0005



Aerial Image

97-web-or-mls-14_DJI_0014



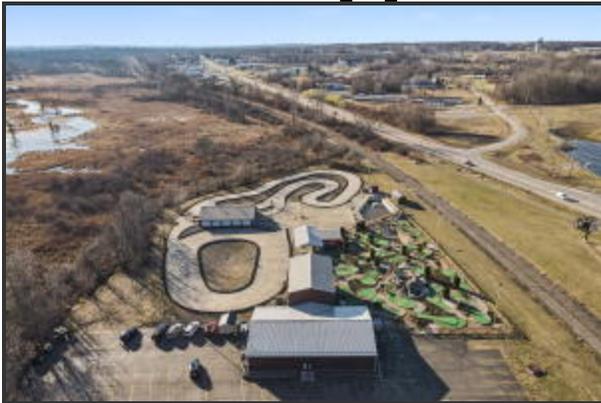
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98-web-or-mls-13_DJI_0013



Aerial Image

99-web-or-mls-01_DJI_0011



Aerial Image

100-web-or-mls-06_DJI_0006



Aerial Image

101-web-or-mls-19 DJI_0020



Aerial Image

102-web-or-mls-04 DJI_0004



Aerial Image

103-web-or-mls-02 DJI_0002



Aerial Image

