



# West Bay Shore Village

5046 S West Bay Shore Dr | Suttons Bay, MI

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Presented by Blake Bernard Group  
Homewaters Real Estate

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**5046 SW Bayshore Drive  
Suttons Bay, MI**

**\$3,700,00 | 4.3 acres | Expansive Bay Views**  
One of a kind fully-leased commercial and residential condo building with beautifully built restaurant, retail and office spaces, totaling over 18,000 square feet. Set on 4.3 acres with lengthy frontage on highly-traveled M-22, this building is just across the street from West Grand Traverse Bay including a popular public waterfront park and boat launch! With a total of 6 condo units, the existing building is fully leased, with two additional condo pads available for another building. Ample parking, covered outdoor seating, and meticulous landscaping add to the phenomenal setting. This property and opportunity are like no other in the Traverse City region.



**Blake Bernard Group**  
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## RETAIL AND RESIDENCES

One of the features of the property is its flexibility and varied spaces.

There are four residences on the property, of varying sizes, and all currently occupied either by the owners or as successful cash-flowing rentals (financials available).

There are two additional spaces to the main feature areas, both with current leases in place. These include the Bear Den gallery on the main floor, and a large insurance office on the second floor on the north end of the complex. Both are happy tenants that have been in their spaces for a long time.





Beautifully crafted restaurant, brewery space, retail wine shop, and wine tasting rooms - all with successful track records and financials to show for it.

- Small Winemakers License
- Class C Liquor License
- Large commercial kitchen with walk-in retail cooler
- Multiple existing wine brands and inventory
- Expansive indoor and outdoor seating





## CONDO OPPORTUNITY AND UPSIDE POTENTIAL

- The property was developed into six existing condo units - meaning they could be easily sold separately.
- Existing building is fully leased, with two additional condo pads available for another building.
- There are opportunities in the loft areas of both buildings, approximately 2-3000 square feet, to build out additional finished space with views of the bay.
- Business operations to the boat launch - boat storage, food/beverage delivery, many opportunities could be available there.
- Ample parking, covered outdoor seating, and meticulous landscaping add to the phenomenal setting.



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