



EXCLUSIVE BUSINESS ACQUISITION OPPORTUNITY

HANAH STEAKHOUSE BUSINESS ACQUISITION OPPORTUNITY 607 SHELBY STREET, DETROIT, MI 48226



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OFFERING SUMMARY

Lease Rate:	\$13,600.00 per month (NNN)
Business / Assets:	\$850,000.00
Space Size:	6,400 SF
Renovated:	2022
Market:	Detroit
Submarket:	Central Business District

OFFERING OVERVIEW

This 6,400 square foot space spans three levels at the prestigious iconic Downtown Detroit hard corner of Shelby & Congress, at 607 Shelby Street. This is a unique blend of 3,600 SF of exquisite ground / first-floor dining, 2,000 SF of extraordinary second-floor 'Skybridge' dining ~ extending over and overlooking Shelby Street, and 800 SF of fully utilized basement storage.

Acquisition price of \$850,000.00. 10 Year Lease with (3) 5 Year Renewal Options ~ commenced September 2021. 22 Years of potential contract term remaining.

LOCATION OVERVIEW

Ideal Downtown Detroit corner location for an extraordinary restaurant/bar establishment. Located at the very core of the Detroit Central Business District, at the historic downtown Detroit hard corner of Shelby and Congress. Walking distance from Quicken Loans, Ford Field, just one block from Huntington Place, Little Caesars Arena and more; and at the epicenter of Detroit entertainment, food, beverage and pedestrian traffic.

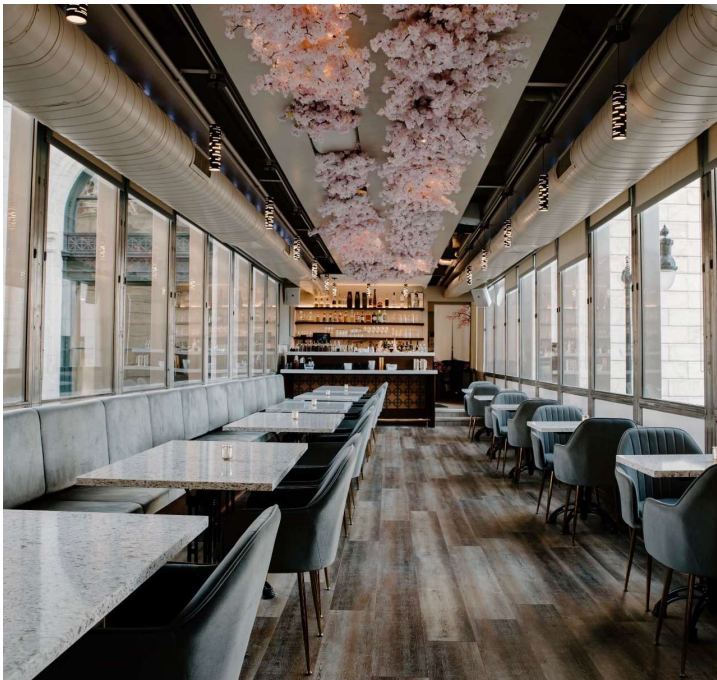
Situated in the same block collection as Shinola Hotel, Foundation, Cambria Hotel and restaurant/bars Apparatus Room, London Chop House, Dime Store, Shelby Bar, Buhl Bar the former Trust Lounge (now undergoing brand change and construction and set to reopen in 2025) and many more within blocks; just two streets west of the iconic Campus Martius.

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PROPERTY HIGHLIGHTS

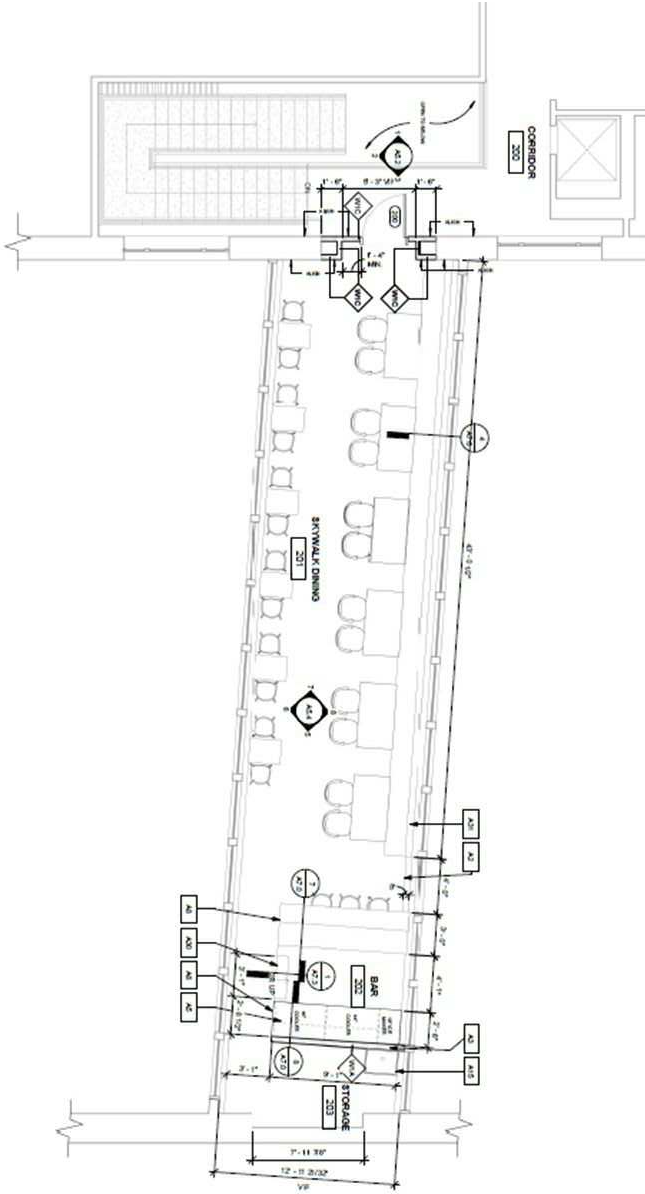
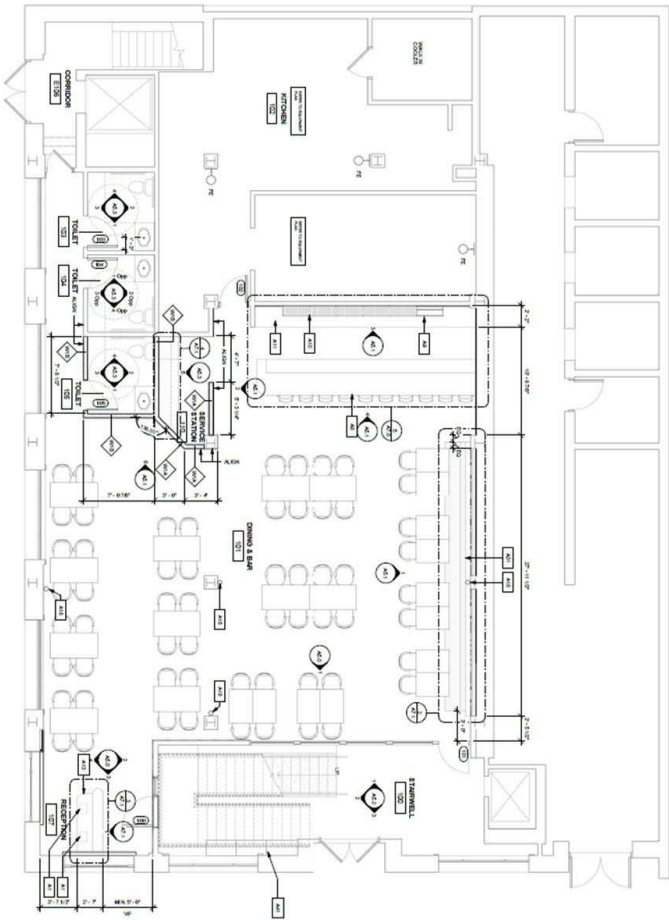
- Prime hard corner location in the heart of Detroit CBD
- 3600sf Groundfloor restaurant + 2000sf Skybridge + 800sf LL Storage
- Fully Equipped, Turn Key Ready
- 22 Years of Term remaining - (7 years of Initial Term + 15 years of renewal options)
- Two Extraordinary Distinct Spaces in one gorgeous historic mixed use building
- Modern, elegant, stylish and extraordinary interior design, palette and finishes
- Impressive Premium 'Chef' Kitchen equipped with Premium Top of the Line Equipment (Equipment List Available)



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