

Sixth & Main | Offering Memorandum

202 N Main St Ewart, MI 49631

PROPERTY SUMMARY

Tax ID	675175035700
Price	\$449,000
Year Built	1883
Remodeled	2018
Square Footage	5200
Lot Size	.42
Lot Dimensions	132x55
2024 SEV	\$58,800
Legal Description	LOT 357, EXC E 43 FT EVART CITY, OSCEOLA CO, MI



PROPERTY DESCRIPTION

Turn-key Mixed Use building with "Sixth and Main" bar/restaurant and 5+ residential units! Here's your chance to own a well-established business situated in a historic and one of the most unique buildings in the growing town of Ewart - own the market as it's the only one in town! The commercial kitchen is all new in the last couple of years and has great efficiencies, and there's significant storage in the kitchen area and basement as well which is full height and easy to access. Overall there is seating for 90+, and the main floor also has an office with bathroom that could become an additional residence. Upstairs there are 5 bedrooms and 4 bathrooms that were previously used as hotel rooms, and could be converted to apartments or short term rentals for additional revenue. There is significant grant money available to convert them into apartments, so bring your design ideas and get these up and running quickly as there is significant housing demand in the area.



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1878 S West Bay Shore | Offering Memorandum

1878 S West Bay Shore Drive Suttons Bay, MI 49682

PROPERTY SUMMARY

Tax ID	675175035700
Price	\$599,000
Year Built	1995
Remodeled	2003
Square Footage	3600
Lot Size	5.67
Lot Dimensions	Irregular
2024 SEV	\$522,040
Legal Description	L235 P726/83 L369 P353/93 PRT GOVT LOT 4 COM SW COR SEC 34 TH N 01DEG39' 32' E ALG W LN SD SEC 334.88 FT TO POB TH S 87 DEG 50' 35" E PARALLEL TO S LN SD SEC 639.48 FT to C/L ST HWY M- 22TH NELY ALG SD C/L 104.81 FT TH S 76 DEG56' 00" W 60 FT to WLY R/W S



PROPERTY DESCRIPTION

Take a closer look at this flexible Suttons Bay commercial / multi-family opportunity along M-22 – the building is nearly 4,000 square feet and is ready for use, and there's more than 5 acres to expand and potentially develop as well. With 4 bathrooms, a full kitchen, and a laundry room this property is primed for a duplex, tri-plex, or more. This opportunity is priced very well and should sell quickly – recently appraised for more!



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