



List Number: 24026670
Municipality: Hillsdale City
County: Hillsdale

Property Sub-Type: Retail/Commercial
Total # Bldgs: 1
Total # Units: 1
Fin Bldg Lvl: 2,356
Lot Acres: 0.827
Lot Dimensions: 118x260
Lot Measurement: Acres
Lot Square Footage: 36,024
Ownership Type: Private Owned

New Construction: No
Tax ID #: 006-227-203-10
Road Frontage: 118
Total SqFt: 2,356
Year Built: 1976
Year Remodeled: 2018
Principal Road: Yes

Status: Active
List Price: 795,000
Original List Price: \$795,000
List Price/SqFt: \$337.44
Days On Market: 2
Cumulative DOM: 365
Expiration Date: 05/26/2025
Waterfront: No

Directions: In the City of Hillsdale, directly on M-99 (W Carleton Rd), south of Fayette St W and north of Spring St.

Legal: Sec 22 T6S R3W
Taxable Value: 136,391
Annual Property Tax: 7,771
School District: Hillsdale

SEV: 137,400
Tax Year: 2023
Zoning:

For Tax Year: 2023
Homestead %: 0
Special Assmt/Type: None Known

Additional Details:	Total Parking Spaces: 50; Ceiling Height: 8	Docs Req Conf Agrmnt:	Appraisals; Financials; Leases; Other	Sewer:	Public
Additional Features:	Barrier Free; Bath Common Area; Fire Sprinkler	Driveway:	Asphalt; Paved	Foundation:	Slab
Air Conditioning:	Central Air	Exterior Material:	Block	SqFt Information:	Rentable Retail SqFt: 2,356; Total Bldg SqFt (Gro: 2,356)
Below Grade:	None	Heat Source:	Natural Gas	Street Type:	Paved; Public
Business Includes:	Equipment; Furniture; Real Estate; Other	Heat Type:	Forced Air	Tenant Pays All:	Building Insurance; Electric; Gas; Janitorial; Prop Taxes/Assess; Sewer; Trash; Water; Other
Business Opportunity:	Business Description: Restaurant; Business Name: The Finish Line F R	Income and Expenses:		Uses:	Bar/Tavern/Lounge; Restaurant; Retail
Construction Type:	Block	Ownership:	LLC	Util Avail at St:	Broadband
Docs at List Office:	Other	Purchase Terms Avail:	Cash; Conventional; Tax Def Exchange	Utilities Attached:	Electric; Natural Gas; Telephone
		Roofing:	Composition	Water:	Public
		Sale Conditions:	None	Water Fea. Amenities:	
		Send to Econ Dev Org:	MEDC; SWMI First, Region 5	Water Type:	

Public Remarks: Be your own boss! This award winning and turn key local eatery seeks its next owner to carry on the legacy for generations to come. Located on a primary road (M-99/W Carleton Rd) with traffic count over 13,700 daily and area dining visit up 11% year over year. Remodels in 2015 and 2018 included roof, HVAC, seating, equipment, refrigeration, and generator. Parking +/- 50 vehicles and seating +/- 90 patrons. Sale includes real state, business, and intellectual property. Monument LED sign on M-99 draws in the crowds and the service/food makes them customers for life. Hillsdale County itself is an outdoor enthusiasts paradise with 350 lakes and ponds and holds the headwaters of five major rivers. Contact Commercial Realtor with your questions or for assistance with commercial lending.

Agent Only Remarks: Documented ability to purchase and confidentiality agreement necessary to schedule showing or to review financials. BATVAI. Co-list broker is related to a member of the LLC/Inc.

Seller: Mizo Properties LLC **Occupant Type:** Owner **Sub Agency:** 0% **Buyer Agency:** 3% **Trans Coord:** 0% **Var:** No **Exclusive Agency:** No **RP:** No

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

Showing Instructions: Confirm Purchaser ability to purchase and then schedule via ShowingTime app on your smartphone.

Listing Date: 05/28/2024

Status Change Date: 05/29/2024

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