

**Shelley Niedzwiecki**  
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**www.arhousebay.com**  
**Ayre/Rhinehart Bay REALTORS**  
**Main: 989-892-4800**

**Address** 400 Washington Avenue  
**Address 2**  
**Municipality** Bay City  
**State** MI  
**Zip** 48708  
**Asking Price** \$269,900  
**Sold Price**



[Schedule a Showing](#)

**Sale/Rent** For Sale  
**MLS #** 50158460 50158460  
**Type** Commercial/Industrial  
**Status** Active

**Agent Remarks** Showings are strictly listing agent guided before regular business hours (3)- do NOT, and I cannot stress this enough, send clients through during business hours to "look around" or talk to employees about tours. Sale includes real estate, liquor license and equipment- personal decor excluded. Inventory negotiated close to closing.

**Public Remarks** Welcome to The Barfly Pub & Grub, home of Bay City's last "sunken bar"! This friendly neighborhood tavern is one of Downtown Bay City's hidden gems, being a traditional first stop of our annual eagerly anticipated Wine Walk and Apps & Ales! Overlooking the Bay County Historical Museum & City Hall, The Barfly also offers sweeping views of our famous fireworks festival right from the front door! Inside, your patrons will love the stylish modern decor, pool and other bar games- outside your bottom line will love the expanded capacity of the fenced in patio area where your clientele will find additional seating & more games to enjoy! Fully remodeled within the last 3 years, the Barfly offers a sharp interior, efficient kitchen, and a loyal clientele along with established sports leagues! Recipient of a Chamber of Commerce Beautification Award, the Barfly is well known and offers a comfortable & clean atmosphere inside & out!

**LOCATION INFORMATION**

<b>County</b>	Bay	<b>Property ID</b>	160-028-128-003-00	<b>Shared Forms</b>	0
<b>Frontage</b>	50	<b>MLS Area</b>	Bay City (09016)	<b>SEV / Yr</b>	61700.00 2024
<b>Lot Size</b>	50x100	<b>Township</b>		<b>Summer Tax/ Yr</b>	3299.00 2024
<b>Acres</b>	0.11	<b>Body of Water</b>		<b>Winter Tax/ Yr</b>	752.00 2023
<b>Section</b>		<b>Subdivision</b>		<b>Total Tax / Yr</b>	4051.00 2024
<b>Cross Streets</b>	/				
<b>Directions</b>	Situated on the corner of Washington Ave. & 9th, across from the Bay County Museum				

**Legal** LOT 7 BLK 94 LOWER SAGINAW

**PROPERTY INFORMATION**

<b>Year Built</b>	1967	<b>Style</b>		<b>Square Feet</b>	2121
<b>License Avail</b>	Yes	<b>Water</b>	Public Water	<b>Certified Inspect</b>	
<b>License Type</b>	Liquor	<b>Sewer Septic</b>	Public Sanitary	<b>Recognized Env Cond</b>	No

**LISTING INFORMATION**

<b>List Date</b>	10/11/2024	<b>Exp Date</b>	6/11/2025	<b>MLS</b>	Bay County REALTOR Association	<b>L-Firm Ph #</b>	Main: 989-892-4800
<b>List-Agt</b>	6501297382 Shelley Niedzwiecki	<b>List-Firm</b>	BCR0090 Ayre/Rhinehart Bay REALTORS	<b>L-Agt Ph #</b>		<b>Co-List Ph #</b>	Cell: 989-415-2251
<b>Co-List Agt</b>		<b>Co-List Frm</b>					

**Showing Instructions** Listing agent guided tours ONLY, before business hours (noon)

<b>Contract</b>	Exclusive Right to Sell	<b>Seller Concessions (Invite)</b>	Yes
<b>Ownership</b>	LLC	Seller may consider Buyer Concession if Buyer submits the Concessions in the Purchase Agreement	
<b>Short Sale</b>	No	<b>List Exception</b>	No
<b>Lease Y/N</b>	No	<b>Full Serv Listing</b>	Yes
<b>Signed Disc</b>	No	<b>Listing Broker Sign</b>	No
		<b>Other Sign on Prop</b>	Yes

**DOM** 47 / 47

[No Additional Required Feeds, Forms or Addendums](#)

**SOLD INFORMATION**

<b>Sell-Agt</b>		<b>Sell-Firm</b>		<b>S-Firm Ph #</b>	
<b>Pend Date</b>		<b>How Sold</b>		<b>Concessions</b>	
<b>Closed Date</b>				<b>Concession Amt</b>	

**MORTGAGE INFORMATION**

<b>LC Down Pmt</b>		<b>LC Interest Rate</b>		<b>LC Term (Months)</b>		<b>LC Incl Tax/Ins</b>		<b>LC Monthly Pmt</b>	
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**FEATURES**

<b>FINANCIAL TERMS</b>	Cash, Commercial Loan	<b>SEWER SEPTIC WATER</b>	Public Sanitary Public Water
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