

Well Established Turn-key Restaurant

20400 E Austin Rd, Manchester, MI 48158



For Sale

FOR SALE



VIDEO

OFFERING SUMMARY

Sale Price:	\$725,000
Lot Size:	1.65 Acres
Building Size:	3,155 SF
Taxes 2025:	\$6,665.16
SEV 2026:	\$196,100
Taxable Value 2026:	\$130,693
APN:	P-16-01-400-005
Zoning:	CC (Community Commercial Central District) Manchester Township

PROPERTY HIGHLIGHTS

- 3,155 SF stand-alone building
- 1.65-acre lot with River Raisin frontage
- Includes all equipment & licenses – turn-key operation
- Well-maintained with paved parking
- Includes backup generator
- Longstanding local favorite restaurant with excellent reputation
- Owner retiring – rare investment opportunity
- Shown by Appointment only
- Confidentiality agreement required
- <https://youtube.com/shorts/nKcDbiPiu3A?feature=share>

Jeff Evans

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PROPERTY DESCRIPTION

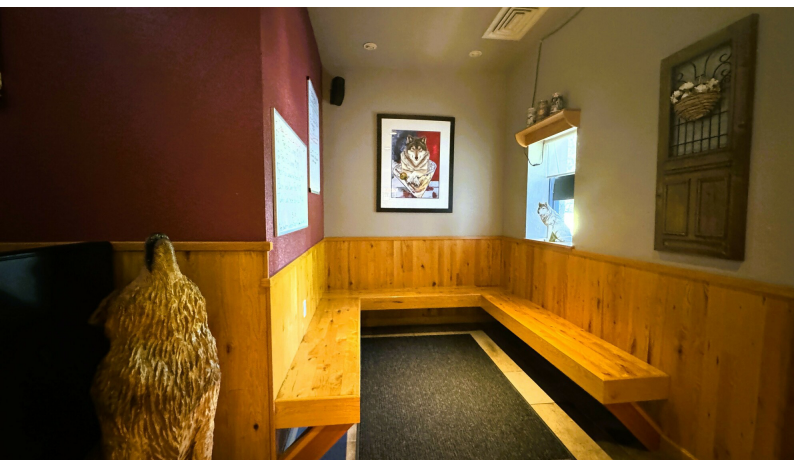
Well-established and impeccably maintained restaurant situated on the southeast edge of Manchester city limits at the busy intersection of M-52 and Austin Road. This 3,155 SF building was rebuilt and expanded in 2003 and sits on 1.65 acres bordering the River Raisin. A rare opportunity to acquire a turn-key restaurant with an excellent reputation and loyal customer base.

Property Highlights:

- Building Size: 3,155 SF
- Lot Size: 1.65 Acres with River Raisin frontage
- All Equipment & Licenses Included

Features & Amenities:

- Well-maintained paved parking lot
- Full back-up generator for uninterrupted operations
- Walk-in cooler and freezer in kitchen
- City sewer with well water supply
- Natural gas utility service
- MEC fiber optic internet connection



Offering:

The current owner, after years of successfully operating this well-run and spotless restaurant, is ready to retire. This sale presents an excellent opportunity for a new owner/operator or investor to step into a thriving business with a proven track record.

Confidentiality Notice:

Showings are by appointment only. Buyers must sign a confidentiality agreement. Do not approach staff. Contact broker for details.



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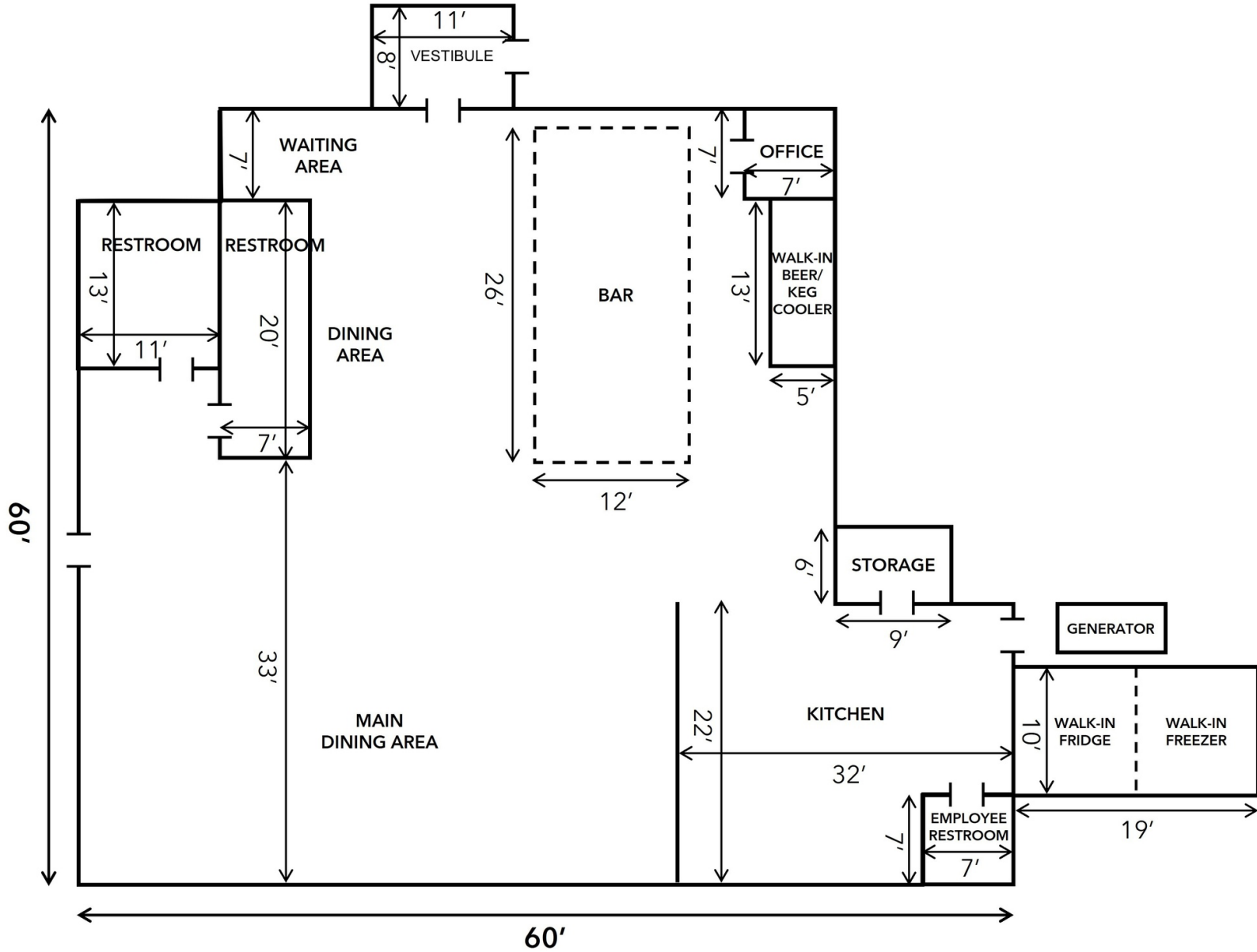
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HUNGRY WOLF FLOOR PLAN

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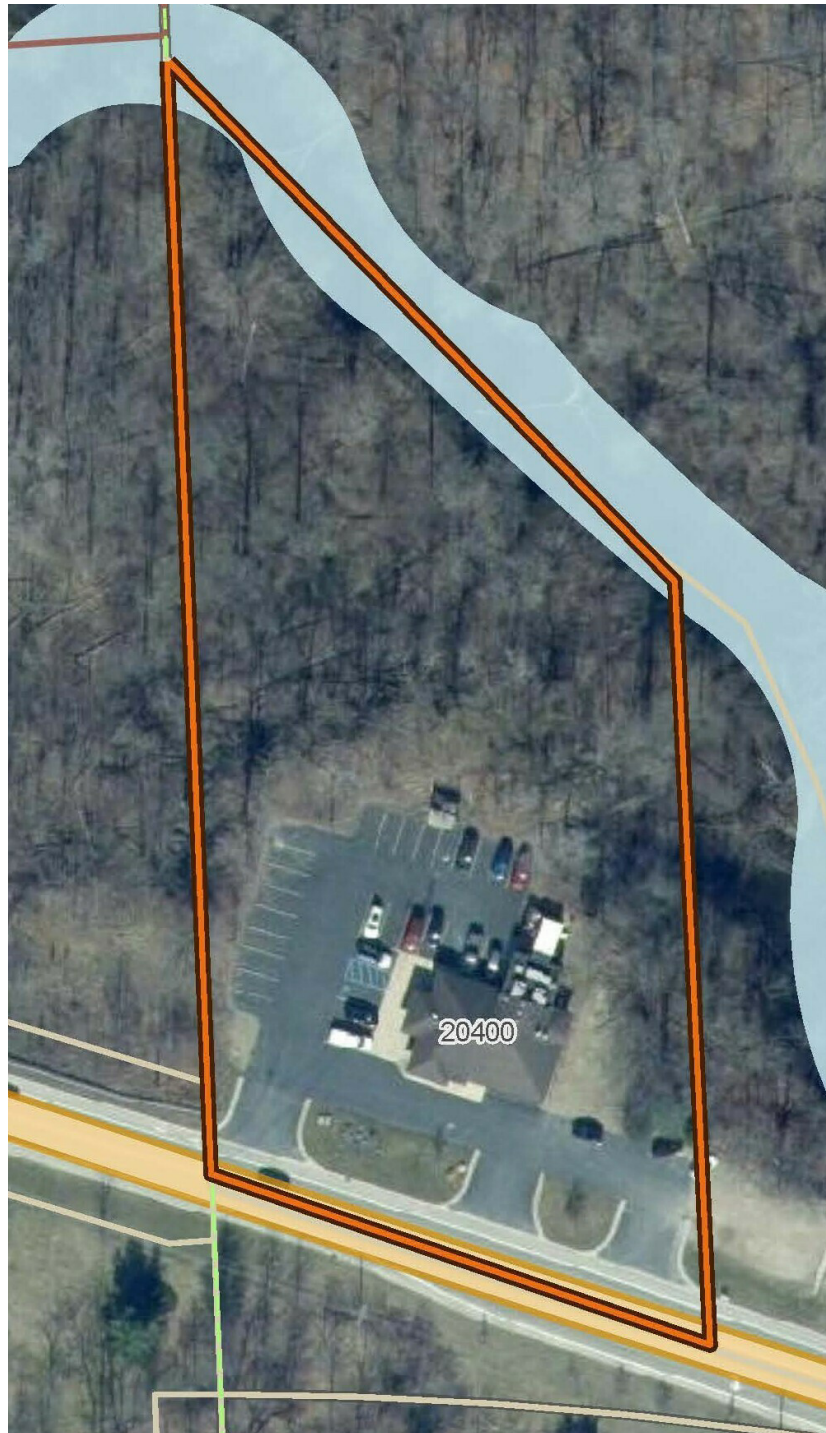
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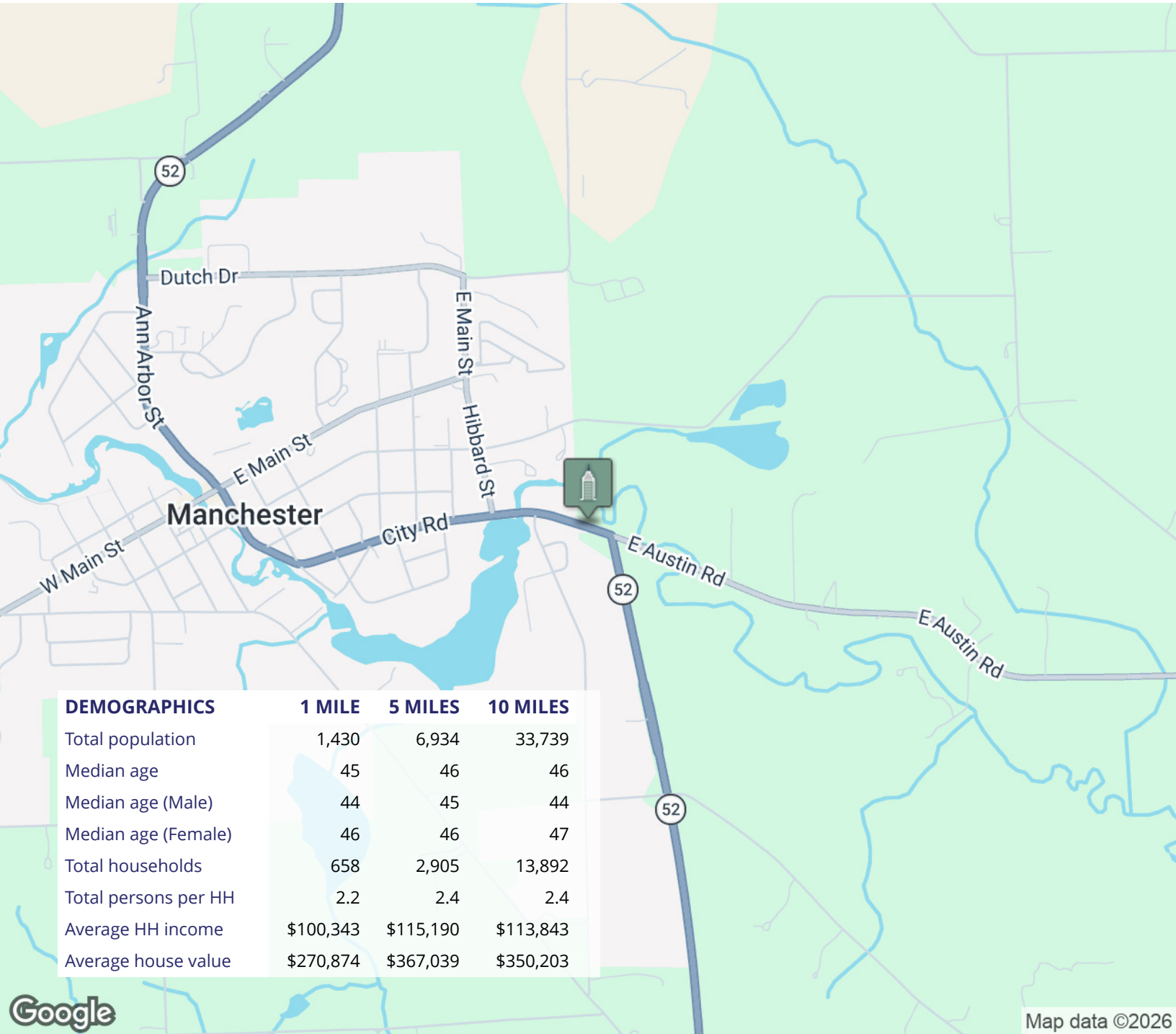
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