

**104 MACOMB, Mt. Clemens 48043-5651**  
**\$529,000**



Join this newly remodeled District. Prime commercial property available in the heart of downtown Mount Clemens' bustling social district! This unique space features amazing remodel as high-end winery tasting room, a beautiful paver patio with additional seating, enhanced by inviting string lights, creating an ideal atmosphere for guests. The main level spans 3,702 square feet, offering ample space to bring any business concept to life. Upstairs, you'll find two office spaces and a private bathroom, totaling 500 square feet—perfect for staff and operations. There's also a 250-square-foot outdoor storage area for added convenience. A rare amenity in downtown Mount Clemens, an additional private parking lot comes with this property which includes 10-12 dedicated parking spots at the back and is directly across from municipal parking, making it easy for guests to visit. Bonus Add-on available – Enter the Winery industry with Award-Winning Winery. Inside, the welcoming space is currently used as a winery and includes both a Wine Production and Distribution License. This sale also includes all furniture and an impressive inventory of over 15,000 bottles of Premium Award-winning wine! Available for an additional \$350K, over \$550K value. With a history as a restaurant, the property has everything needed for an easy conversion back to dining if desired, plus plenty of inventory to support your vision. Don't miss out on this versatile property in a prime, high-traffic area across from convenient municipal parking. Contact us today for more information

Recent: **06/09/2025 : DOWN : \$895,000->\$529,000**

MLS#:	<b>20240078761</b>	Status:	<b>ACTV</b>	Trans Ty:	<b>Sale</b>	Sqft Main:	<b>3,702</b>	Land Cntrt:	<b>Yes</b>
County:	<b>Macomb</b>	Stat Dt:	<b>10/29/24</b>	Shrt Sale:	<b>No</b>	Sqft Ofc:	<b>500</b>	Tax Winter:	<b>\$531</b>
Area:	<b>Mount Clemens</b>	Rd/Wtr Frnt:	<b>28 /</b>			Sqft Ttl:	<b>3,702</b>	Tax Summer:	<b>\$11,871</b>
Prop Type:	<b>Business And Real Estate</b>	Acreage:	<b>0.18</b>			Sqft Srce:		Year Built:	<b>1980</b>
Architecture:	<b>2 Story</b>	Lot Dim:	<b>28x118x47</b>						
Business Ty:		Road Frnt:	<b>Paved</b>						
Sewer:	<b>Public Sewer (Sewer-Sanitary)</b>	Water:	<b>Public (Municipal)</b>						
Heat Fuel:	<b>Natural Gas</b>	Wtr/Htr:							
Zoning:	<b>Commercial</b>	Bus Lic:	<b>Beer &amp; Wine, Other</b>						
Current Use:	<b>Winery</b>								
Ext Features:	<b>Outside Lighting</b>								
Legal Desc:	<b>MULLETT SURVEY BLOCK 11, THE NLY 35.0 FT OF LOT 5 ALSO LOT 6, EX THE WLY 98.30 FT OF THE NLY 31.80 FT.</b>								
Directions:	<b>East of Gratiot Avenue, North of Cass Avenue</b>								
List Office:	<b>Keller Williams Realty-Great Lakes</b>								

Presented By: **Marilyn Monzo -> (586) 741-6624**  
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