

104 MACOMB, Mt. Clemens 48043-5651
\$895,000



Prime commercial property available in the heart of downtown Mount Clemens' bustling social district! This unique space features 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, this property includes 10-12 dedicated parking spots at the back and is directly across from municipal parking, making it easy for guests to visit. 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 20,000 bottles of wine! 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: **10/29/2024 : New : PS->ACTV**

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

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