



PRICE REDUCED!

PILOT

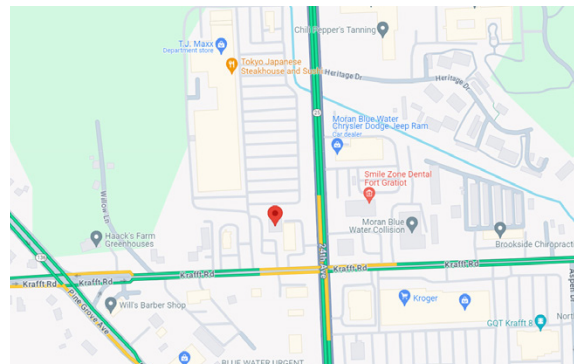
PROPERTY GROUP

GREAT LOCATION - FORMER HOOTER'S 3024 KRAFFT ROAD, FORT GRATIOT, MI 48059

PROPERTY OVERVIEW:

This former Hooters building presents an exceptional opportunity for both owner-users and investors. Whether you're looking to start a new business or expand it, this property offers unmatched visibility and is surrounded by strong demand drivers that you will need. It's an ideal location for a new bar or restaurant to tap into the existing customer base and benefit from the robust tenant synergy in the area. Don't miss out on this prime location!

Property Type: Commercial/Retail
Cross Streets: Krafft Road and 24th Ave (M-25)
Total Square Footage: 4,122
Minimum Square Footage: . . . 4,122
Maximum Square Footage: . . . 4,122
Parcel Size: 0.94 Acres
Lot Size: 145' x 280'
Year Built: 2002
Zoning: C-2
Parking Spaces: Ample
Heat Type: GFA
Property Taxes: \$10,634
Sale Price: ~~\$575,000.00~~ **\$525,000.00**



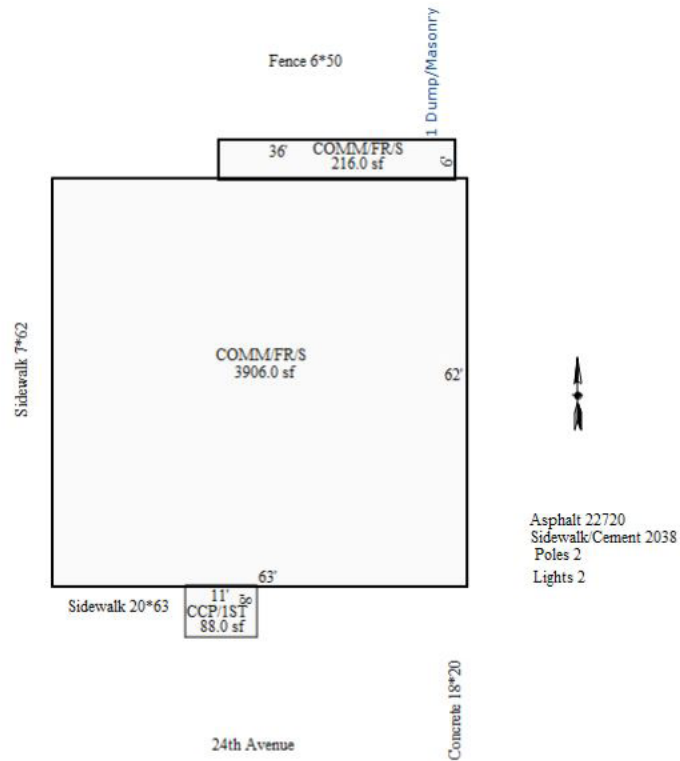
AGENT CONTACT INFO

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BUILDING SKETCH



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PROPERTY GROUP

TRADE AREA



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