

**FOR SALE OR LEASE**

# 1516

S. Mission St.

MT.PLEASANT MI 48858

## Restaurant or Redevelopment Site Adjacent to CMU

A 7,922 SF full-service restaurant/bar for sale or lease. Property has high visibility on busy S. Mission St. and E. Campus Dr. near Central Michigan University's campus. Great opportunity for restaurant, brewery or college campus-oriented retailer. Potential for Land Lease or Build-to-Suit options.

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VIEW ONLINE 

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### SALE INFORMATION

Sale Price	\$1,100,000
Building Size	7,922 SF
Sale Price/SF	\$138.85/SF
Possession	At Close
Terms	Cash or New Mortgage
Occupancy	Vacant
Assessed Value (2020)	\$648,300
Taxable Value (2020)	\$440,944
Real Estate Taxes (2020)	\$28,708.14

### PROPERTY HIGHLIGHTS

- > Building sits on 0.99-acre parcel
- > Zoned CD-5 Commercial
- > Built in 1957 and renovated for La Senorita in 1985
- > Prominent illuminated pylon signag

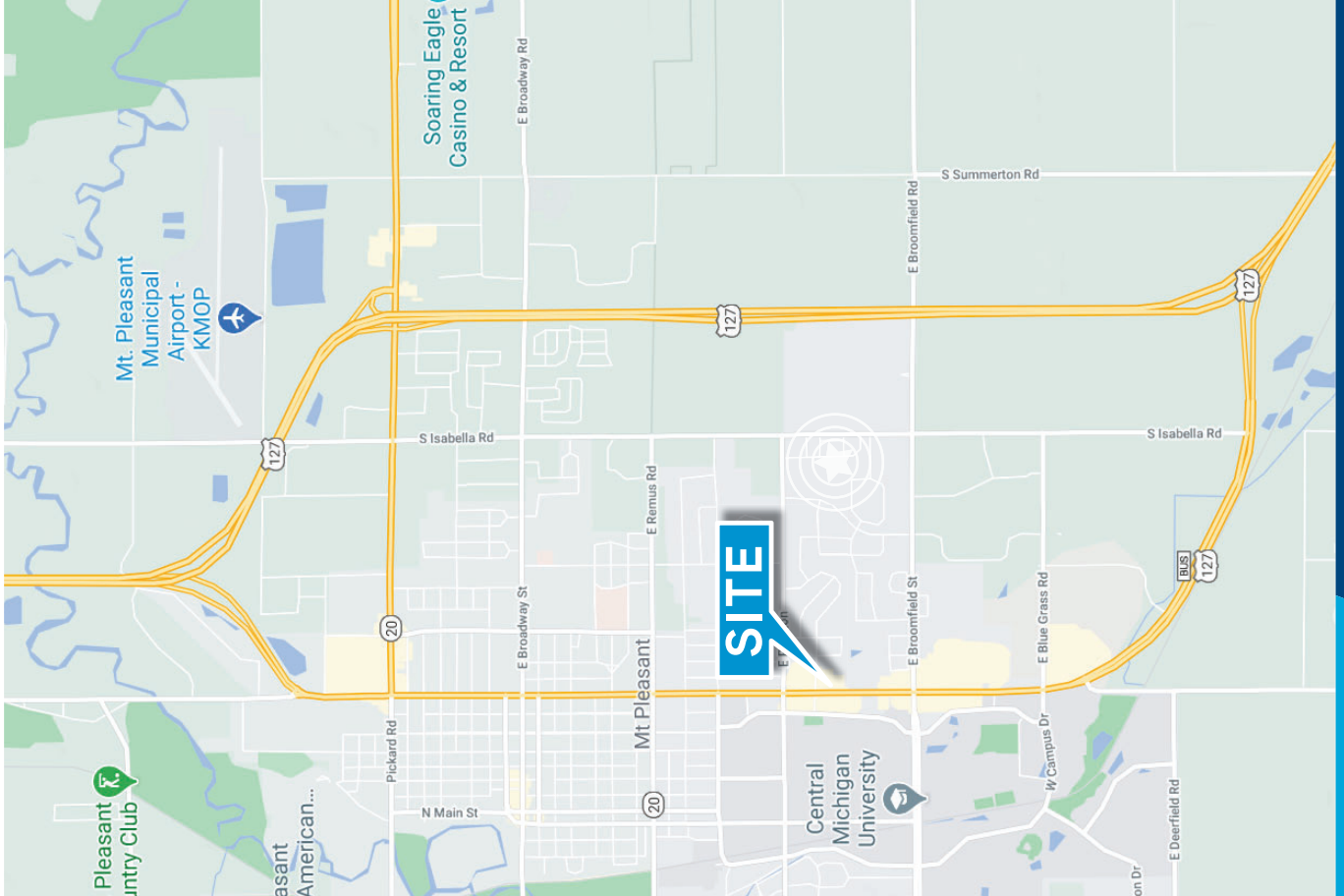
SALE PRICE

# \$1,100,000

### LEASE SPECIFICATIONS

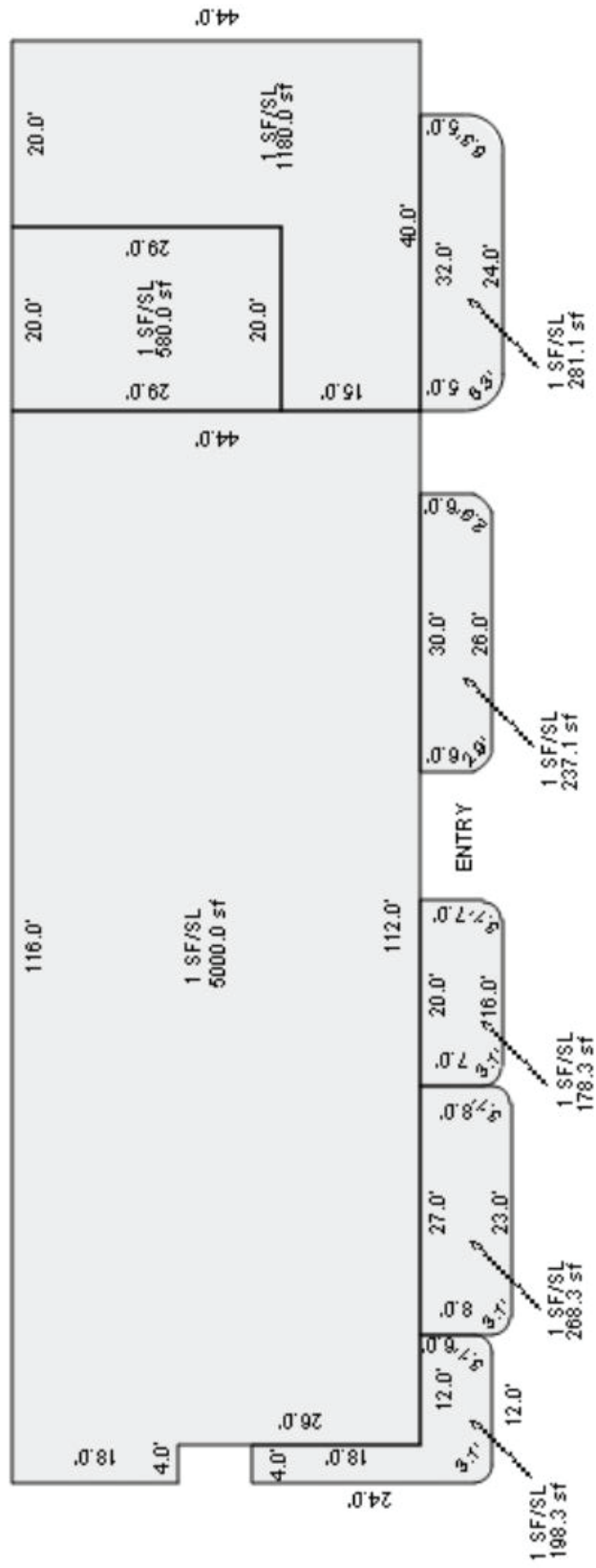
Available SF	7,922 SF
Lease Rate/SF	\$12.00/SF NNN
Lease Rate/Month	\$7,922.00/Month
Lease Type	NNN
Lessee Pays	All expenses including but not limited to: utilities, refuse and snow removal, taxes and insurance, mechanical systems and building/grounds maintenance.
TI Allowance	TBD

### DEMOGRAPHICS



LEASE PRICE

**\$12.00** PSF



# SITE PLAN



**CMU**  
CENTRAL MICHIGAN  
UNIVERSITY

**SITE**

28,500 ADT

S. Mission St.

E. Campus Dr.



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