

**FOR SALE**

**RETAIL PROPERTY**



**137 S FRONT ST.**

**DOWAGIAC, MI 49047**

**PROPERTY HIGHLIGHTS**

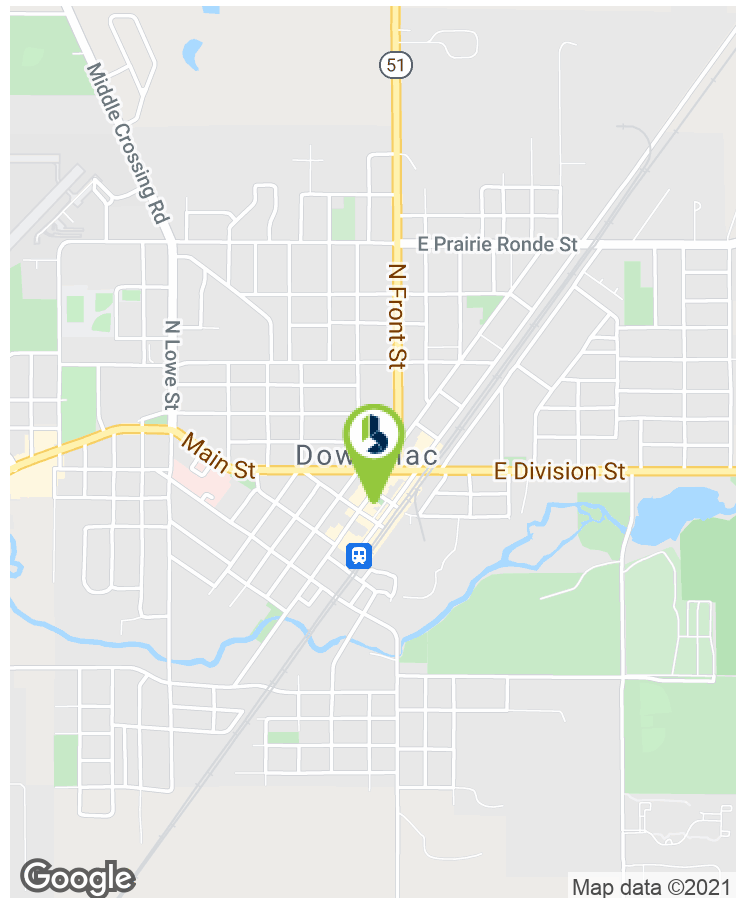
- Approximately 10,192 SF commercial restaurant including two residential apartments, multiple dining areas, and pub on the lower level
- This turn key restaurant includes a 3-way liquor license along with all FF&E included with the sale
- Two residential apartments with a combined income of \$1,500 per month, along with a Pub on the lower level, makes this an attractive investment with multiple revenue streams
- Located adjacent to the Beckwith Park redevelopment in which the city has ambitious plans to retain open space for large gatherings and community events
- Located in an Opportunity Zone
- To view the virtual tour: <https://www.fidelis.us/bradley-company.html>

**SALE PRICE**

**\$380,000**

**OFFERING SUMMARY**

Available SF:	
Lot Size:	0.06 Acres
Building Size:	10,192 SF
Market:	Cass County, MI
Price / SF:	\$37.28



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# DEMOGRAPHICS MAP

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	5,462	11,395	27,637
Median age	34.1	37.6	42.9
Median age (Male)	32	36.5	41.8
Median age (Female)	36	38.7	44.1

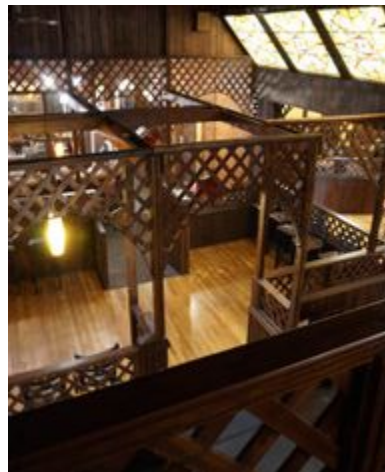
## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,192	4,442	10,915
# of persons per HH	2.48	2.51	2.47
Average HH income	\$44,944	\$52,885	\$60,948
Average house value	\$111,938	\$111,716	\$126,456

\* Demographic data derived from 2020 ESRI

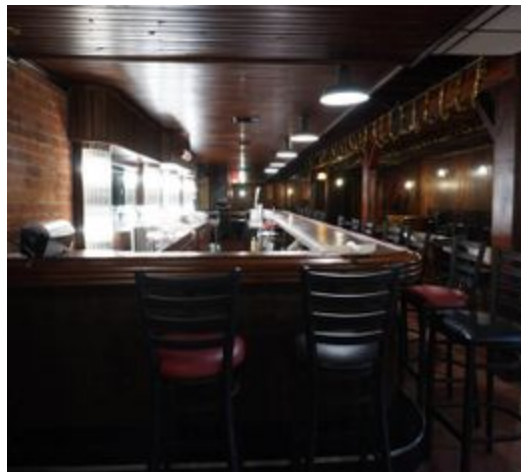
# ADDITIONAL PHOTOS

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