



Video Tour

CLIENT PACKAGE REPORT

<b>MLS #</b>	50205631	<b>Price</b>	\$349,900
<b>Originating MLS</b>	CGBOR	<b>Status</b>	Active
<b>Area</b>	Surrey Twp (18015)	<b>Activation Date</b>	
<b>Address</b>	3510 W Cadillac Drive	<b>Year Built</b>	2001
<b>City</b>	Farwell	<b>Type</b>	Business
<b>Municipality</b>	Surrey Twp		
<b>County</b>	Clare		
<b>Zip</b>	48622		

ADDITIONAL PHOTOS



GENERAL

<b>Listing Date</b>	4/28/2026	<b>Property ID</b>	014-016-200-06
<b>Acreage</b>	0.97	<b>DOM</b>	2
<b>Square Ft</b>	1612	<b>Contract</b>	Exclusive Right to Sell
<b>Lot Size</b>	215 x 229 x 240 x 143	<b>Subdivision</b>	Mets and Bounds
<b>Frontage</b>		<b>Body of Water</b>	
<b>Site Depth</b>	185	<b>Ownership</b>	Private
<b>Assessments Amount</b>		<b>Lease</b>	No
<b>Summer Tax Amount</b>	1054.00	<b>Listing Exception</b>	No
<b>Winter Tax Amount</b>	3315.00	<b>Environmental Cond.</b>	Unknown
<b>Total Tax Amount</b>	4368.00	<b>Signed Disclosure</b>	No
<b>Total Tax Year</b>	2024	<b>Insp Cmpl Well/Septic</b>	
<b>Map</b>		<b>Certification Date</b>	
<b>Cross Street 1</b>	Harding Ave	<b>License Available</b>	No
<b>Cross Street 2</b>	Dover Rd	<b>License Type</b>	Food, New owner will need to apply for their
<b>Directions</b>	West out of Farwell on M-115 property is 2/10th mile West of US-10 on M-115 on North Side.		

REMARKS

Turn-key restaurant opportunity on busy M-115 just west of Farwell, right off the US-10 expressway exit. Known as Pit Stop Coney Island, this sharp diner-style restaurant was built in 2001 and sits on nearly 1 acre in a high visibility, high traffic location between Farwell and Cadillac. This recently operating business is ready to reopen with newer updated equipment, fixtures, - just obtain your food license and get started. The 1,612 square foot building features a welcoming 29x27 dining area with seating for over 50 guests, a 14x20 fully updated kitchen (2025), plus an 8x7 prep office and 8x7 storage room. There is also a 5x21 freezer and storage area with a 3-door refrigerator and 3-door freezer. A convenient drive-thru window with outdoor menu board. Outside, you'll find a large lighted street sign, four picnic tables for outdoor seating, and a spacious 25+ car recently coated blacktop circle driveway with room for trailer and RV parking. The property is well-lit with exterior building and parking lot lighting, and includes security cameras and an alarm system. Additional features include two outdoor accessible restrooms (10x7 and 6x9), plus an employee restroom inside, a new well installed in fall 2025, natural gas heat, (furnace located in ceiling, central air unit, a makeup air unit, and a fire suppression system. Sale includes all fixtures and equipment as seen, making this a true turn-key opportunity. Inventory to be negotiated separately. Great chance to own a ready-to-go restaurant in a prime, high-traffic location.



**TROY CONDELL**  
 CELL: 989-578-9630  
 realtybrokertroy@yahoo.com  
**CONDELL WONDER LAND**  
 3701 N CLARE AVE  
 Harrison MI 48625  
 OFC: 989-539-2771



**FEATURES**

**BUSINESS TYPE** Fast Food, Ice Cream, Restaurant  
**COMMERCIAL FEATURES** Concrete Floor, Drive-In, Fixtures, Floor Drain, Restroom(s)  
**COOLING SYSTEM** Central A/C  
**EXTERIOR CONSTRUCTION** Shingle, Vinyl Siding  
**FINANCIAL TERMS** Cash, Conventional, Land Contract  
**FOUNDATION TYPE** Slab  
**FUEL TYPE** Natural Gas

**HEATING SYSTEM** Forced Air  
**LOCATION** Main Street, Rural  
**LOT DESCRIPTION** Cleared  
**PARKING** 21+ Spaces, Off Street, Parking Lot  
**PRESENT LICENSES** Food  
**ROADS** City/County, Paved Street, U.S. Highway

**ROOFING** Shingles  
**SALE INCLUDES** Business and Real Estate  
**SEWER SEPTIC** Septic  
**SOURCE OF SQ FT WATER** Public Records  
**WATER HEATER** Private Well  
**ZONING** Gas Commercial

