

TURNKEY HOTEL BAR & GRILL OPPORTUNITY HOSPITALITY



FOR SALE

[Click Here for Property Website](#)



LONESOME DOVE LODGE | BAR & GRILL

510 W HURON RD, AU GRES, MI 48703

PROPERTY DESCRIPTION

NAI Farbman is pleased to present for sale a confidential 30-room boutique hotel with a full bar and restaurant, positioned in the heart of Northern Michigan, near popular Lake Huron vacation towns and year-round outdoor recreation—hunting, snowmobiling, trail riding, and more. The property has been completely renovated with high-quality new FF&E, offering a turnkey opportunity for an investor or operator seeking a modern, upscale hospitality asset in a high-demand leisure market. Conveniently located approximately 157 miles from Detroit (2 hrs 15 min), 172 miles from Grand Rapids (2 hrs 46 min), and 142 miles from Ann Arbor (2 hrs 3 min), the hotel benefits from strong drive-to tourism and consistent regional traffic.

PROPERTY HIGHLIGHTS

- Fully Renovated Boutique Hotel
- New Full-Service Restaurant Addition
- Extensive Kitchen & Bar Infrastructure
- Comprehensive FF&E Upgrade
- Recent Major Systems Replacement (2024)

OFFERING SUMMARY

Sale Price:	\$2,100,000
Year Built:	2004
Total Rooms:	30

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	339	849	1,276
Total Population	717	1,749	2,589
Average HH Income	\$69,760	\$73,769	\$75,637



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Todd Szymczak

EVP of Investment Sales | 248.351.6315
szymczak@farbman.com

Mario Giglio III

Vice President | 248.302.0127
giglio@farbman.com

Alis (Manoogian) Babi, CCIM

Vice President | 248.351.4370
babi@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

TURNKEY HOTEL BAR & GRILL OPPORTUNITY HOSPITALITY



FOR SALE



NAI Farbman
Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Todd Szymczak
EVP of Investment Sales | 248.351.6315
szymczak@farbman.com

Mario Giglio III
Vice President | 248.302.0127
giglio@farbman.com

Alis (Manoogian) Babi, CCIM
Vice President | 248.351.4370
babi@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.