

# Turn Key Restaurant Business, Real Estate & Residence

12227-12229 Seymour Road, Grass Lake, MI 49240



**FOR SALE**



## OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	1.96 Acres
Restaurant Size:	3,414 SF
Residence Size:	1,896 SF
Parcel Number:	10-05-351-001-01 10-05-351-001-02
Zoning:	Local Commercial District Residential

## PROPERTY HIGHLIGHTS

- Turnkey restaurant/bar operation
- Includes FF&E and Class C Liquor License
- Fully equipped commercial kitchen and bar
- 3,414 SF building on 1.09 acres
- 1,896 SF ranch style residence with 2 bedrooms, 2.5 baths, 450 SF basement and attached garage
- Located within Waterloo Recreation Area
- Indoor dining, covered outdoor patio, & smoker station
- Private game room/event space
- Landscaped grounds with pond and lounge area
- Ample on-site parking
- Well and septic
- Horse access/parking from Waterloo Trail
- Strong destination dining and event potential

### Charlie Koenn

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### Jeff Evans

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### PROPERTY DESCRIPTION

A rare opportunity to acquire a fully-operational restaurant/bar property, ideal for owner-operators, investors, or hospitality groups seeking a destination-style venue in Waterloo Township located in the heart of the Waterloo Recreation Area.

COMMERCIAL BUILDING – 3,414 SF Restaurant/Bar (Built 1993, Remodeled 2009). A well-maintained, fully equipped hospitality operation including FF&E and Class C Liquor License.

#### Interior Features

- Large L-shaped bar with multiple taps, liquor display, overhead glass racks, and several mounted TVs
- Spacious dining room with wood-look flooring, clean finishes, and flexible table layouts
- Commercial kitchen with stainless prep lines, hood system, fryers, burners, refrigeration, and pass-through window
- Additional service areas, storage, and POS zones
- Private “game room” for private events or additional seating

#### Outdoor Amenities

- Covered patio dining pavilion with wood-beam construction and brick pavers
- Additional picnic-style seating area with firewood storage and rustic character
- Large outdoor smoker station with wood storage canopy
- Landscaped grounds including a decorative pond, lounge area, and fenced patio
- Ample parking and easy access from Seymour Rd
- Horse “parking” from Waterloo Trail

#### Site Details

- 1.09 acres
- C-1 zoning supports restaurant, bar, retail, and other commercial uses
- High visibility in a recreational, camping, lake-area corridor
- Well and Septic

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## PROPERTY DESCRIPTION

### Investment Highlights

- Turnkey restaurant/bar with full kitchen, bar infrastructure, and indoor/outdoor seating
- Located in a high-traffic recreational area near lakes, campgrounds, and state land
- Strong potential for destination dining, events, catering, or expansion

### Ideal For

- Hospitality groups expanding into destination dining
- Investors seeking a mixed-use income property
- Caterers, BBQ operators, breweries, or event-driven concepts

Additional property with residential home available, ask for details.

DO NOT APPROACH EMPLOYEES – SHOWINGS BY APPOINTMENT ONLY

### Residence features:

- 1,896 SF ranch style home (Built 1950)
- A well-kept single-family home located directly adjacent to the commercial building
- Ideal for on-site living, staff housing, or rental income
- 2 bedrooms, 2.5 baths
- 450 sq ft basement
- 480 sq ft attached garage
- Forced heat & cooling
- Large deck
- Sunroom with hot tub
- Fireplace, dishwasher, microwave, and ceramic-tile bath finishes
- 0.876-acre lot with mature trees, landscaped yard, and private driveway
- Well and Septic



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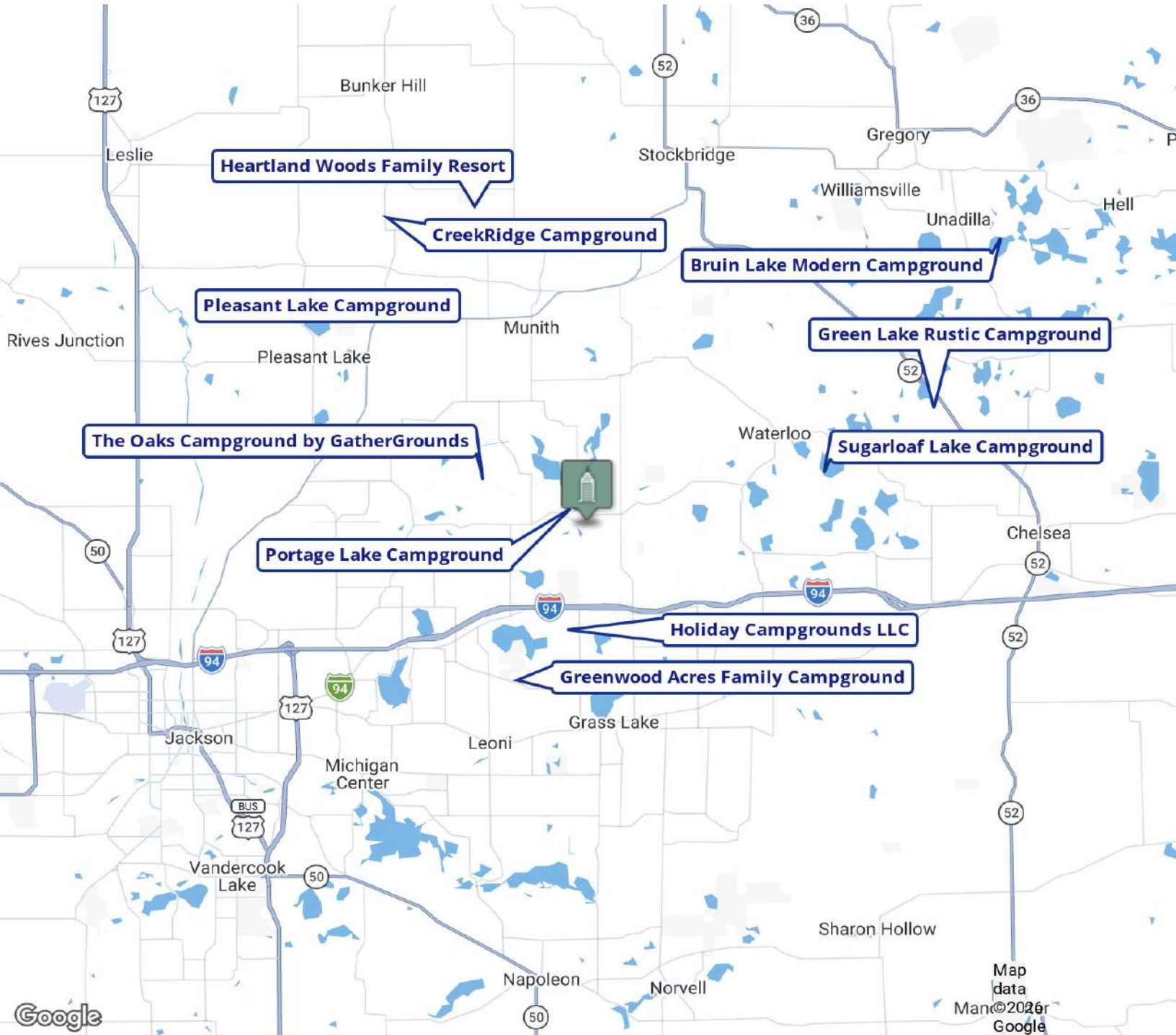
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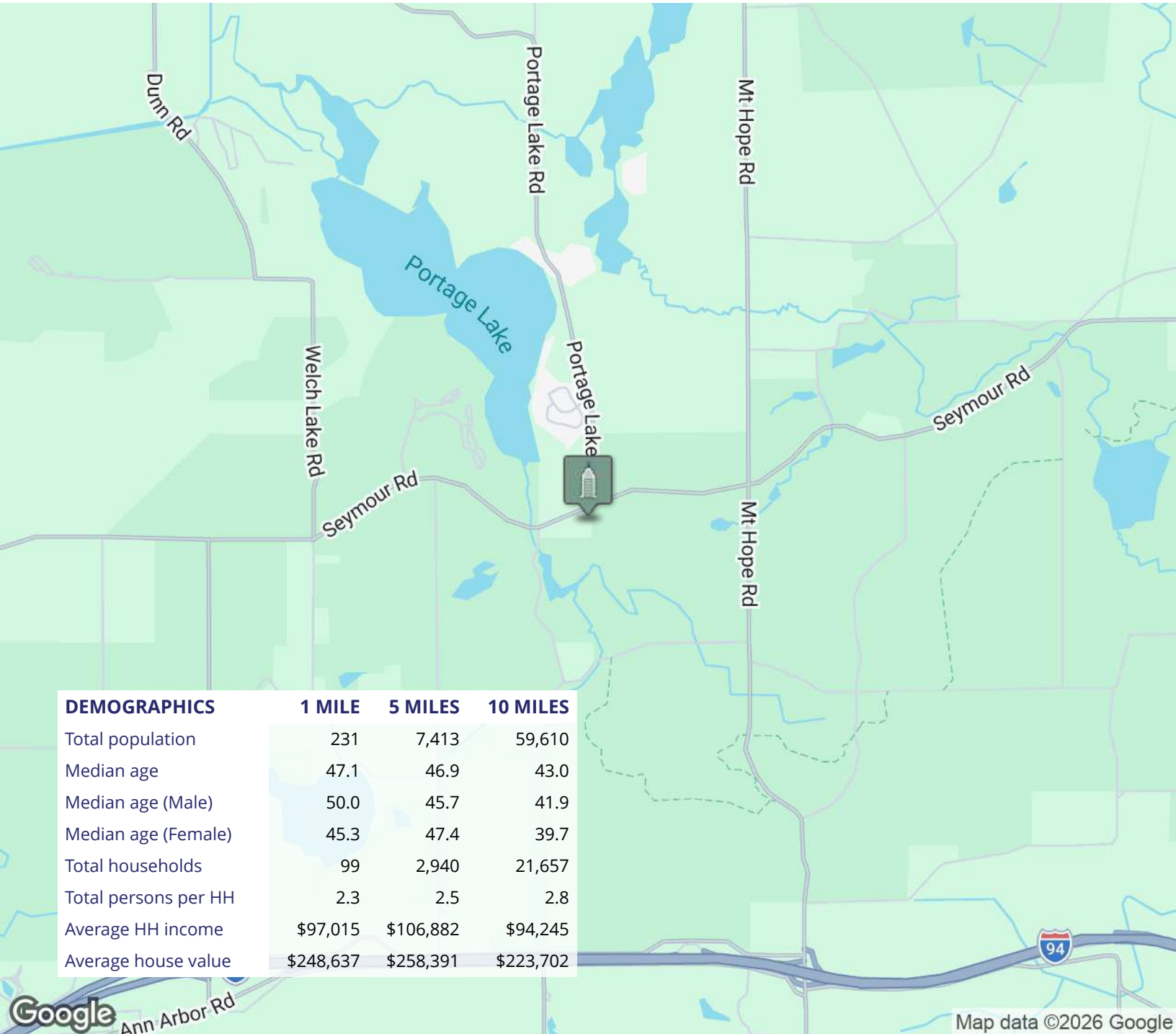
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