

13226 WEST MCNICHOLS ROAD

DETROIT, MI 48235

2,917 SF FULLY BUILT-OUT RESTAURANT AND REAL ESTATE AVAILABLE

FOR SALE- PRICE REDUCED!



KATHLEEN GARMO

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DETROIT, MI 48235

PROPERTY DETAILS & HIGHLIGHTS

Property Type	Restaurant
Property Subtype	Street Retail
Building Size	2,917 SF
Lot Size	4,356 SF

Introducing an exceptional retail opportunity nestled in the heart of Detroit. This remarkable 2,917 SF building offers a prime location for your retail venture, featuring a flexible layout suitable for various concepts. Boasting a single unit, this property presents an enticing prospect for a restaurant investment. Take advantage of the available FF&E and included liquor license, streamlining your path to establishing a thriving culinary destination. With its strategic position in the Detroit area, this property is primed to attract a steady flow of patrons and capitalize on the city's dynamic market. Don't miss the chance to make your mark in this prime retail location.



- 2,917 SF operating restaurant and real estate for sale
- Fully furnished with FF&E for seamless setup
- Included liquor license for added operational convenience
- Seller financing available
- Single unit layout offering versatile configuration options
- Prime location in the bustling Detroit area
- Ample space for customer seating and service areas
- High visibility for increased foot traffic and exposure
- Proximity to diverse consumer demographic in Detroit

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DINING AREA



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KITCHEN



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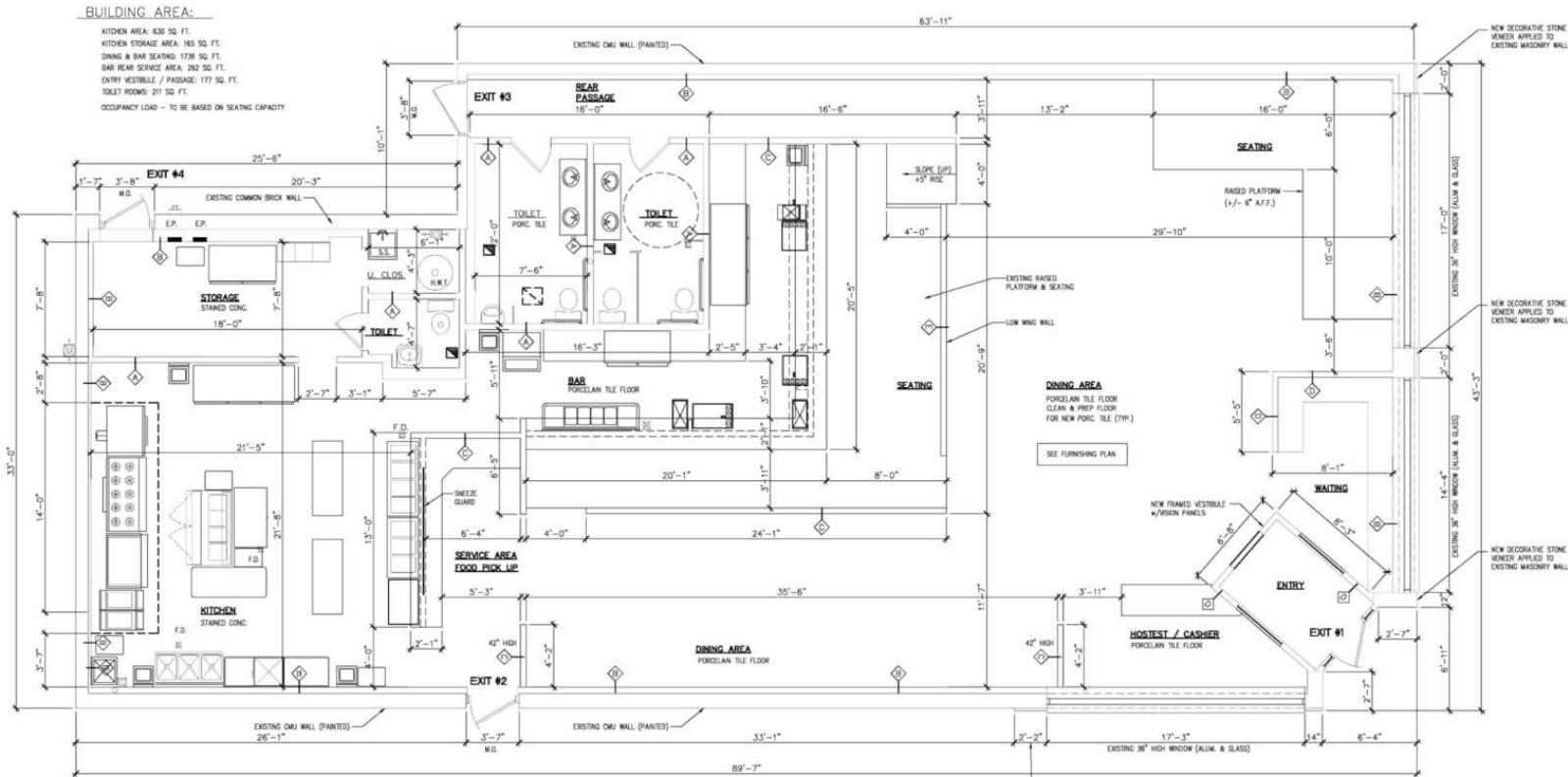


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FLOOR PLAN - UNFURNISHED



BUILDING AREA:
 KITCHEN AREA: 630 SQ. FT.
 KITCHEN STORAGE AREA: 185 SQ. FT.
 DINING & BAR SEATING: 1736 SQ. FT.
 BAR REAR SERVICE AREA: 262 SQ. FT.
 ENTRY VESTIBULE / PASSAGE: 177 SQ. FT.
 TOILET ROOMS: 211 SQ. FT.
 OCCUPANCY LOAD - TO BE BASED ON SEATING CAPACITY

- WALL LEGEND: (EXISTING)**
- ◊ EXISTING 2x4's & GYPSUM BRD. (TO STRUCTURE)
 - ◊ MASONRY WALL, FURRED w/2x4's & GYP. BOARD
 - ◊ EXISTING 2x4's w/1/2" GYP. BRD. (4' or 5' HIGH) (WOOD CAP - PAINTED)
 - ◊ NEW 2x4's w/1/2" GYPSUM BOARD (EACH SIDE)
 - ◊ 8' HIGH w/FRAMED CEILING w/1/2" GYPSUM BOARD
- INSTALL NEW FRP PANELS ON ALL KITCHEN WALLS
- NOTE: REARRANGED KITCHEN EQUIPMENT & COOK LINE EQUIPMENT

- WORK SCOPE:**
1. INSPECT ROOF - REPAIR AS REQUIRED & RE-FLASH PERIMETER
 2. REMOVE & REPLACE EXISTING FINISH FLOOR MATERIALS
 3. REMOVE & REPLACE WATER DAMAGED DRYWALL
 4. REMOVE EXISTING VCT FLOORING & INSTALL NEW CERAMIC TILE FLOORING (TOILET ROOMS)
 5. REMOVE & REPLACE ALL CEILING TILES, ADD SUPPORT CABLES WHERE REQUIRED
 6. INSTALL NEW FINISH MATERIALS AS SCHEDULED
 7. REPLACE RTU, REPLACE CURB IF REQUIRED; EXISTING DUCTS TO REMAIN
 8. INSTALL NEW MAU & KITCHEN EXHAUST FAN
 9. REPAIR &/OR REPLACE ALL DAMAGED PIPING & INSTALL NEW PLUMBING FIXTURES
 10. REMOVE & REPLACE ALL EXISTING LIGHT FIXTURES (WIRING & CIRCUITS ARE EXISTING)
 11. REPAIR &/OR REPLACE DAMAGED ELECTRICAL SERVICE & CABLES AS REQUIRED
 12. INSTALL NEW WALL PANELS & CEILING TILES IN KITCHEN AREA
 13. INSTALL NEW FRAMING AS REQUIRED AT BAR & RAISED PLATFORM SEATING AREA

- FINISH MATERIALS SCHEDULE:**
1. FLOORS: DECORATIVE PORCELAIN TILE (2 COLORS)
 2. PAINT: EGG SHELL FINISH - PRO-MAR 300 OR EQUAL (U.N.O.) (SEM-GLOSS IN WET AREAS)
 3. FLOOR: QUARRY TILE - KITCHEN
 4. CEILING: 2'x2' ARMSTRONG - FISSURE TEXTURE, REVEAL EDGE
 5. FLOOR: 2'x2' FS RATING, ARMSTRONG -
 6. WALLS: FRP PANEL, WHITE (ALL KITCHEN WALLS)
 7. BASE: PORCELAIN (Ø PORCELAIN FLOORS)
- EXIT #1** 3'-0"x7'-0" ALUM. & GLASS DOOR
EXIT #2 2'-0"x6'-0" H.M. DOOR & FRAME, PANIC HARDWARE, FLUSH BOLTS
EXIT #3 2'-0"x6'-0" H.M. DOOR & FRAME, PANIC HARDWARE, FLUSH BOLTS
EXIT #4 2'-0"x6'-0" H.M. DOOR & FRAME, LATCH ASSEMBLY, FLUSH BOLTS

FLOOR PLAN

SCALE: 1/4" = 1'-0"

EGRESS WIDTH REQUIRED:
 KITCHEN AREA: 630 / 2050/P = 315 PERSONS
 KIT. STORAGE AREA: 185 / 300 SF/P = 50 PEOPLE
 DINING & BAR SEATING: 1736 / 15 SF/P = 115.7 PEOPLE
 BAR REAR SERVICE AREA: 262 / 200 SF/P = 1.31 PEOPLE
 OCCUPANT LOAD = 100.7 PERSONS

EGRESS WIDTH REQUIRED: 121 PEOPLE x 2 = 242 MIN. WIDTH
 (4) 36" WIDE EXITS ARE PROVIDED = TOTAL WIDTH AVAILABLE = 144"
 ALL EXITS ARE REMOTELY LOCATED

NOTES:

Project: Existing Building - Renovations
 for: SLOPPY JOES - Family Dining
 13226 West McNichols Road
 DETROIT, Michigan 48235

NO.	DESCRIPTION	DATE
1	"As Built"	11/22/19
2	Revision	4/20/18
1	Permit	3/22/18

ISSUED FOR:
 PROJECT TITLE
 Existing Building
 Renovations
 Sloppy Joes
 Detroit, Michigan

DRAWN	KM
CHECKED	-
APPROVED	-

SHEET TITLE
**Floor Plan
 and Notes**

PROJECT NO.	SHEET NO.
-	A2
DATE	3/2/2018

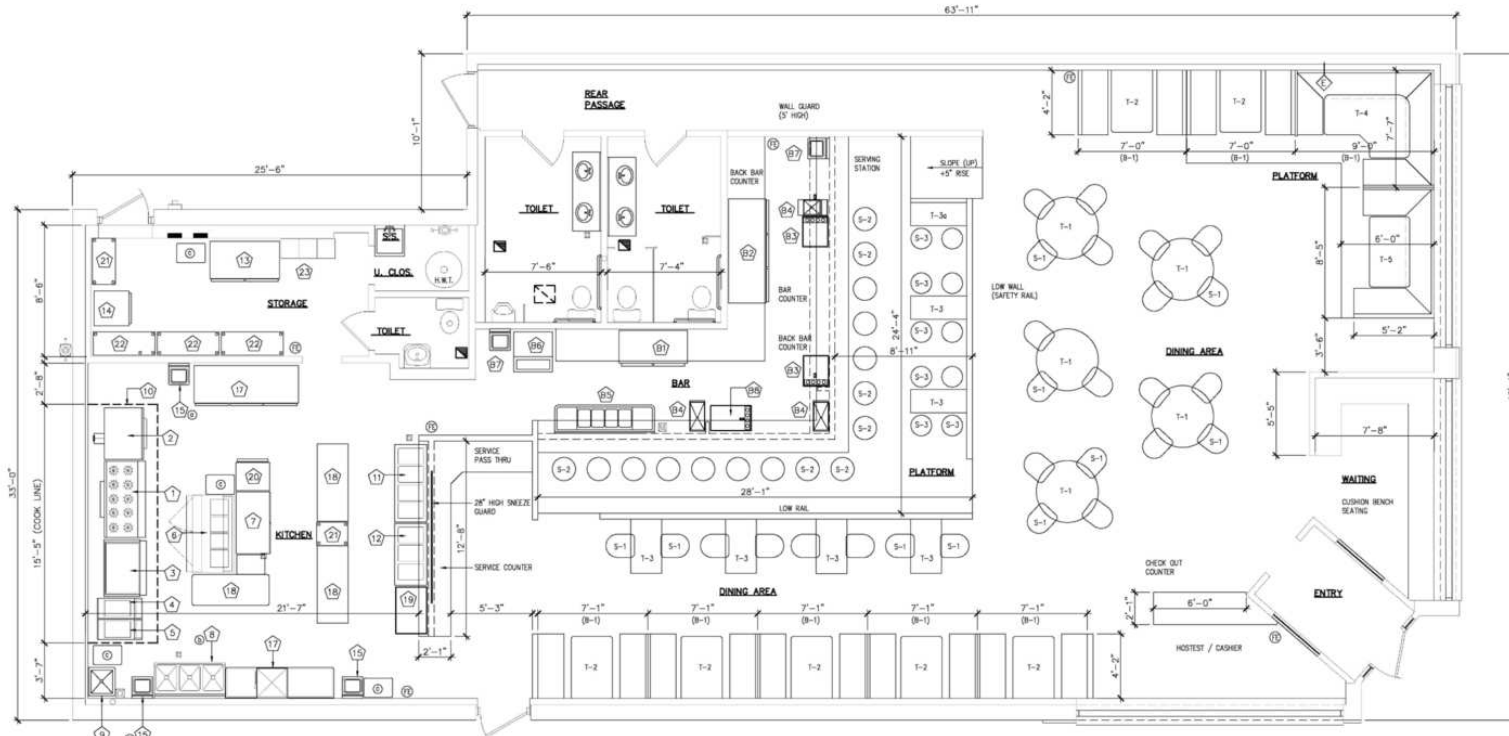
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FLOOR PLAN - FURNISHED



KITCHEN LEDGEND:

- 1 RANGE (COMBO UNIT) - SUN-FIRE
- 2 CONVECTION OVENS - SUN-FIRE
- 3 BROILER (5' TOTAL LENGTH) - IMPERIAL
- 4 Fryer (DOUBLE BOWL) - COORITE - ATFS-40
- 5 Fryer (SINGLE BOWL) - COORITE - ATFS-40
- 6 PRE-TABLE - VICTORY - URSHIFT
- 7 UC COOLER - 48" TRUE - TMT-68-1C
- 8 (3) COMPARTMENT SINK - REGALINE
- 9 WEDGE PREFIX SINK - REGENCY
- 10 EXHAUST HOOD (15') - CUSTOM MADE
- 11 STEAM TABLE - VOLLRATH (38216)
- 12 REFRIGERATE TABLE - VOLLRATH (38014)
- 13 (2) DOOR REACH IN COOLER - TURBO-AIR - W3K47-2-H
- 14 FREEZER - TURBO-AIR - M3F24-IN
- 15 HAND SINK - REGENCY - 60D-S12P
- 16 DOOR W/SHOWER & W/GE DRINK DISPENSER - ECOLAB - E5500D
- 17 (3) DOOR REACH IN COOLER - AVANTCO - BHW2285K
- 18 5' x 2' S.S. TABLE - ADVANCE OF REGENCY
- 19 3' x 2' S.S. WORK STAND - ADVANCE OF REGENCY
- 20 2'-6" x 2' HOLDING CABINET - ADVANCE TACO
- 21 3' x 1'-6" WIRE SHELVING UNIT
- 22 4' x 1'-6" WIRE SHELVING UNIT
- 23 (5) x 2 HIGH - LOCKER UNITS

BAR LEDGEND:

- B1 BEER COOLER - BEVERAGE AIR - BBR60-2D
- B2 BEER COOLER - BEVERAGE AIR - BBR70-3D
- B3 MIX STATION - REGENCY - R60R52316
- B4 ICE BIN - EAGLE - IBO-800
- B5 BAR SINK - EAGLE - 876-4-18
- B6 ICE MACHINE - HOSHIZAKI (DM-200BHW)
- B7 HAND SINK - EAGLE - W624-15
- B8 MIX STATION - REGENCY - R60R52316

MISCELLANEOUS

- (S) SOAP & TOWEL DISPENSER
- (W) S.S. WALL SHELVING - REGENCY SPACE SOLUTIONS
- (H) BARBARE CAN (22 ct.)

FURNISHING LEDGEND:

- S-1 DINING CHAIR
- S-2 RAZED BACK BAR STOOL
- S-3 S-3
- T-1 34" x 30" TABLE
- T-2 34" x 48" TABLE
- T-3 24" x 46" TABLE
- B-1 BOOTH (7'-0" x 4'-2")
- B-2 BOOTH TYPE 2 (6'-0" x 7'-6")
- B-3 BOOTH TYPE 3 (8'-5" x 4'-2")
- (E) FIRE EXTINGUISHER
- (S) SIGNS ARE CUSTOM BUILT

NOTE: REARRANGED KITCHEN EQUIPMENT & COOK LINE EQUIPMENT CHANGE COOKING EQUIPMENT MANUFACTURER

FURNISHING PLAN

SCALE: 1/8" = 1'-0"
 (12) INDICATES EQUIPMENT NUMBER (SEE SCHEDULE)

SEATING CAPACITY:

Mark	Quantity	Total
T1 (TABLE) - 4 CHAIRS	5	20
T2 (BOOTH) - 4 PERSONS	7	28
T3 (TABLE) - 4 STOOLS	2	8
T3a (TABLE) - 2 CHAIRS	5	10
T-4 (BOOTH) - 8 PERSONS	1	8
T-5 (BOOTH) - 7 PERSONS	1	7
S-2 (BAR STOOL)	16	16
BENCH (WAITING)	1	8
SEATING TOTAL		105



NOTES:

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1	Permit	3/22/18

ISSUED FOR:
 PROJECT TITLE
Existing Building Renovations Sloppy Joes

Detroit, Michigan

DRAWN	KM
CHECKED	-
APPROVED	-

SHEET TITLE
EQUIPMENT PLAN

PROJECT NO.	SHEET NO.
-	A3
DATE	3/12/2018

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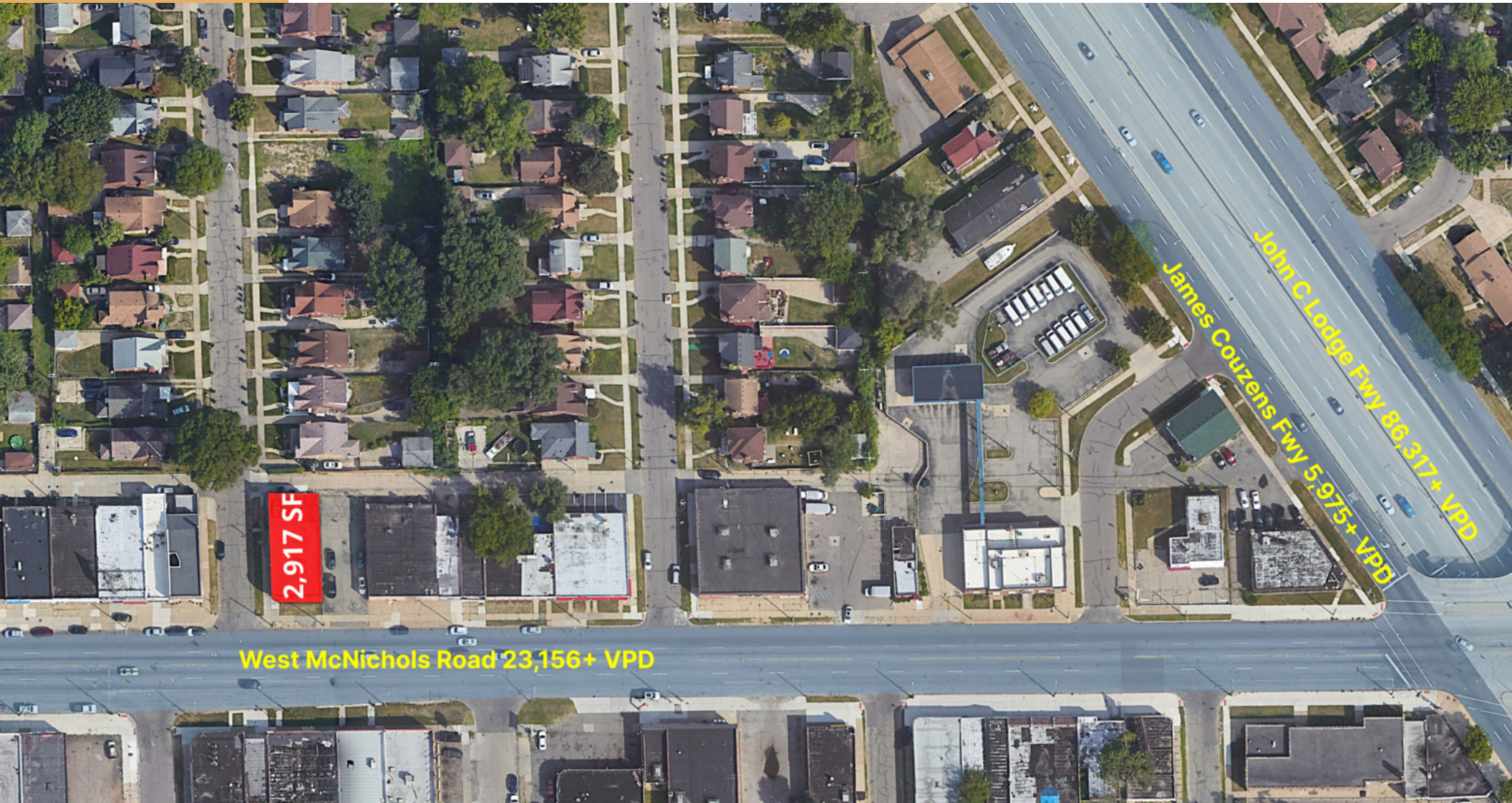
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SITE PLAN



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TRADE AERIAL



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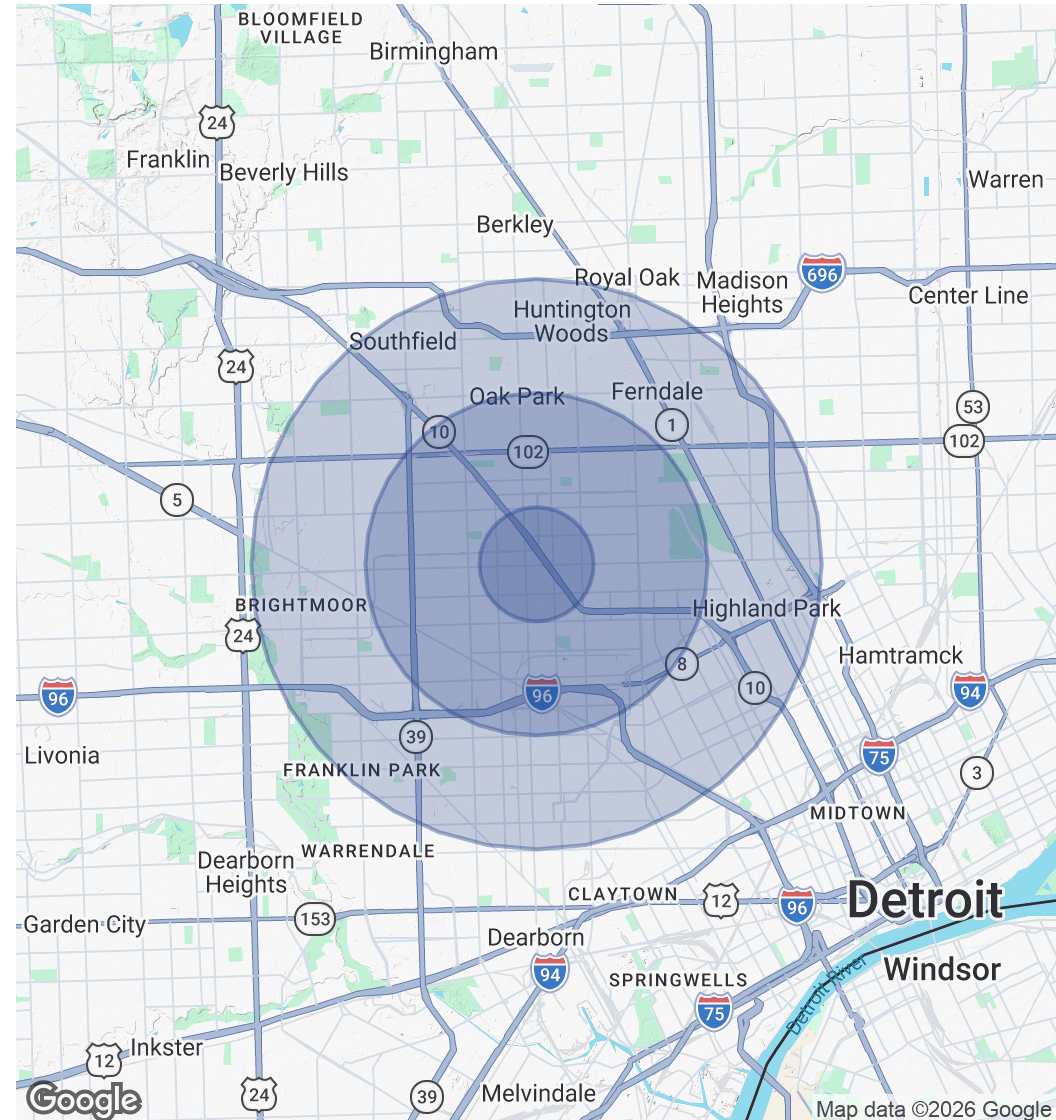
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,021	157,135	402,008
Average Age	39	40	39
Average Age (Male)	37	38	38
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,609	62,614	163,773
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$54,357	\$59,232	\$65,072
Average House Value	\$98,247	\$128,550	\$157,463
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	428	7,635	83,928
Total Population - Black	21,645	141,971	291,099
Total Population - Asian	36	367	2,537
Total Population - Hawaiian	6	33	79
Total Population - American Indian	34	369	1,092
Total Population - Other	152	1,271	5,445

Demographics data derived from AlphaMap



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