

## FORMER TECUMSEH BREWERY PORTFOLIO

105 Russell & 128 W Chicago Blvd., Tecumseh, MI 49286



# FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

**STEVE VALLI**

*Partner*

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**OFFERING SUMMARY:** 128 W Chicago Blvd. | Tecumseh, MI 49286
 

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**PROPERTY OVERVIEW**

An exceptional portfolio opportunity to acquire a fully equipped, full-service brewing facility and bar/restaurant in the heart of downtown Tecumseh. Formerly home to the Tecumseh Brewing Company, this turnkey operation features a 2,324 SF restaurant and taproom on the main level, complemented by four apartments above, offering a valuable combination of income and operational flexibility.

The portfolio also includes a fully equipped 6,000 SF brewing facility at 105 E. Russell Road. All furniture, fixtures, and equipment are included, ensuring a seamless transition for a new owner or operator.

**OFFERING SUMMARY**

Portfolio Sale Price:	\$920,000
Portfolio Price/SF	\$87.89
Building Size:	4,648 SF
Year Built:	1870
Zoning:	B-2-Core Downtown District

**PROPERTY HIGHLIGHTS**

- Prime downtown location
- Formerly Tecumseh Brewery Company
- 2,324 SF Restaurant, 4 Apartments on Second Floor, and 2,342 Basement
- All FF&E Included
- Large Outdoor Patio
- Portfolio sale includes an additional 6,000 SF brewery facility on Russell Road.

**105 RUSSELL OFFERING SUMMARY:** 105 E Russell | Tecumseh, MI 49286



**PROPERTY OVERVIEW**

Part of a portfolio offering, 105 E Russell Road features a fully equipped 6,000 SF brewing facility fully equipped and ready for operation. The property sits on a large lot, allowing for expanded outdoor seating, events, or future site enhancements.

This portfolio sale includes an additional building featuring a full-service brewery and restaurant in the heart of downtown.

**OFFERING SUMMARY**

Portfolio Sale Price:	\$920,000
Portfolio Price/SF:	\$87.89
Building Size:	6,000 SF
Year Built:	1979
Zoning:	IC- Industrial Commercial

**PROPERTY HIGHLIGHTS**

- Full-service 6,000 SF brewing facility
- All brewing equipment included – complete turnkey setup
- Indoor and outdoor seating areas
- Large lot ideal for expanded outdoor seating or events
- Fully air-conditioned building for customer comfort and operational efficiency
- 40' x 100' walk-in cooler for ample product storage
- Portfolio sale includes an additional downtown brewery/restaurant with four apartments on the second floor.

**W CHICAGO PROPERTY INFORMATION:** 128 W Chicago Blvd. | Tecumseh, MI 49286

**BUILDING INFORMATION**

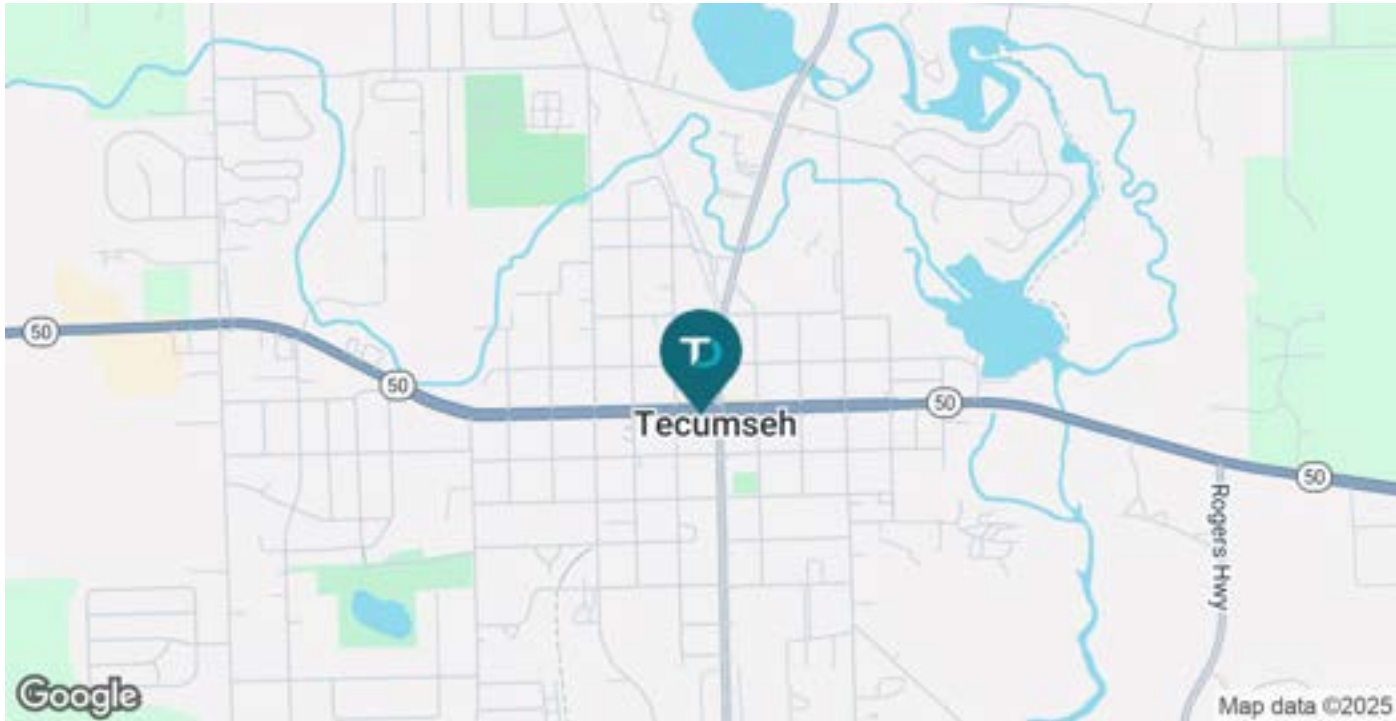
Building Size:	4,648 SF
Year Built:	1870
Number of Floors:	2
Utilities:	Gas/Water/Electric
Parking Spaces:	Free municipal lot behind building

**PROPERTY INFORMATION**

Lot Size:	0.08 acres
Property Type:	Retail
Property Subtype:	Restaurant
Annual Taxes:	\$11,159.75
Zoning	B-2-Core Downtown District
Traffic Count:	11,530 VPD on W Chicago Bl
Legal Description:	Available upon request
APN:	XTO-480-7080-00 and XTO-480-790-00

**LOCATION INFORMATION**

Situated on W. Chicago Blvd., the heart of Tecumseh’s downtown, this property benefits from high pedestrian traffic, strong local demographics, and a thriving small business community.



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**105 RUSSELL PROPERTY INFORMATION:** 105 E Russell | Tecumseh, MI 49286
 

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**BUILDING INFORMATION**

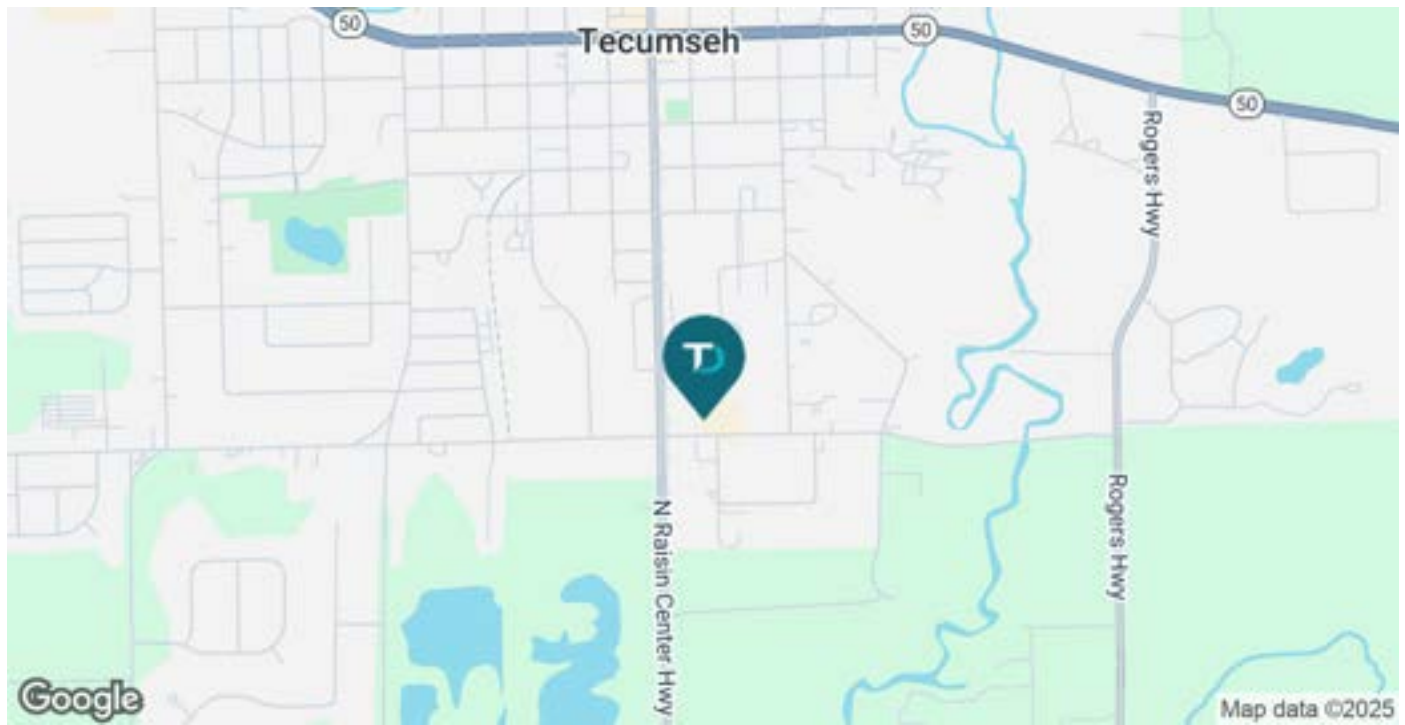
Building Size: 6,000 SF  
 Year Built: 1979  
 Number of Floors: 1  
 Utilities: Gas/Water/Electric

**PROPERTY INFORMATION**

Lot Size: 1.14 acres  
 Property Type: Retail  
 Property Subtype: Restaurant  
 Total Taxes: \$8,554.59  
 Zoning: IC- Industrial Commercial  
 Legal Description: Available upon request  
 APN: XTO-325-0251-000

**LOCATION INFORMATION**

Located on the north side of E. Russell Road in Tecumseh, Michigan, the property benefits from strong visibility and convenient access in a growing community known for its local charm, vibrant downtown, and active retail scene.



**128 & 124 W CHICAGO EXTERIOR PHOTOS:** 128 W Chicago Blvd. | Tecumseh, MI 49286



**128 & 124 W Chicago Interior Photos: 128 W Chicago Blvd. | Tecumseh, MI 49286**



**105 RUSSELL PHOTOS:** 105 E Russell | Tecumseh, MI 49286





105 RUSSELL SURVEY: 105 E Russell | Tecumseh, MI 49286

**MORTGAGE SURVEY**

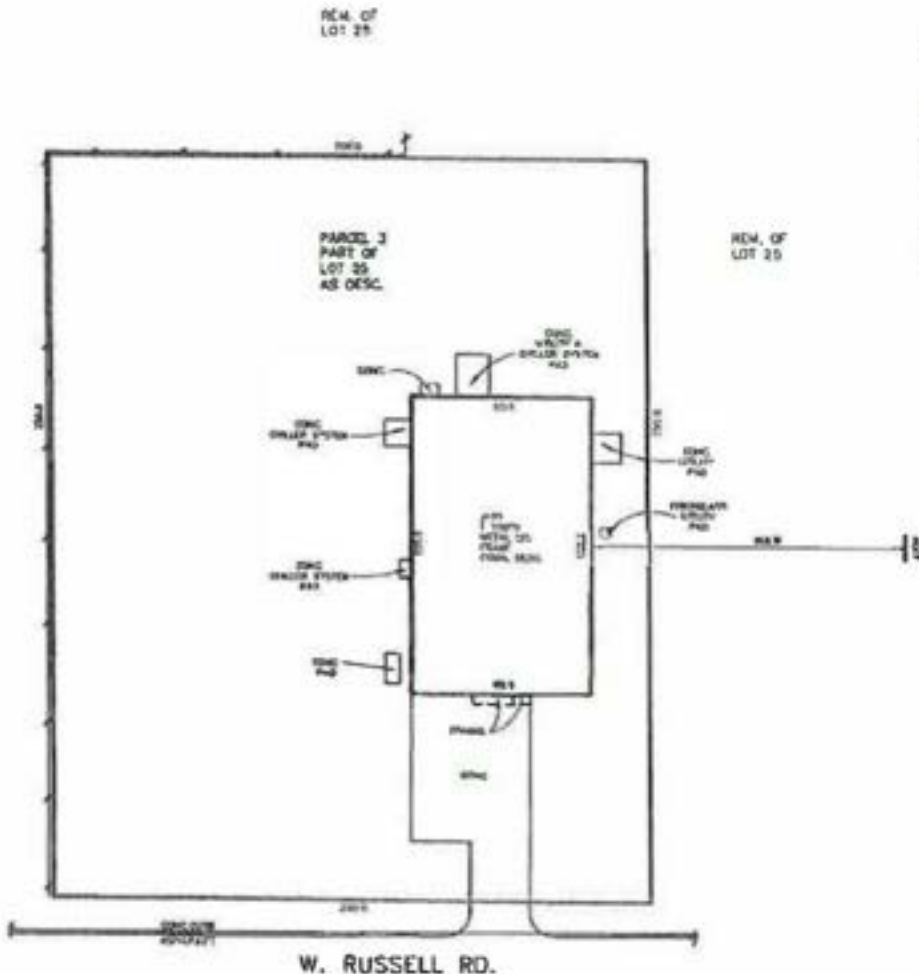
CERTIFIED TO: MBANK &  
LIBERTY TITLE AGENCY

APPLICANT: TECUMSEH BREWING COMPANY

**PROPERTY DESCRIPTION:**

Parcel 3. The West 200 feet of the East 450 feet of the South 438.5000'S PLAT NO. 16, City of Tecumseh, all of S 1/2 Sec. 24, Twp. 31, R 1/2, S.W. 1/4, NE 1/4 Sec. 23 and W 1/2, SW 1/4, NE 1/4 Sec. 24, Township 31 North, Leeward County, Missouri, as recorded in U.S. 15, 16 and 17, Leeward County Records.

NOTE: A MORTGAGE SURVEY IS REQUIRED TO DETERMINE EXACT SIZE AND LOCATION OF PROPERTY UNDER THIS SURVEY.



**CERTIFICATE:** We hereby certify that the lines shown by this survey are in accordance with the description furnished for the purpose of a mortgage loan to be made by the conventional mortgagee, mortgagee and that the buildings shown thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property hereunder surveyed, except as shown. This survey is not to be used for the purpose of establishing permanent lines, nor for subdivision purposes, unless having been so used at the surveyor's expense.

*Thomas Duke*

PREPARED FOR: MBANK
DATE: 08-25-20
SCALE: 1"=50'
DRW: TD - 101

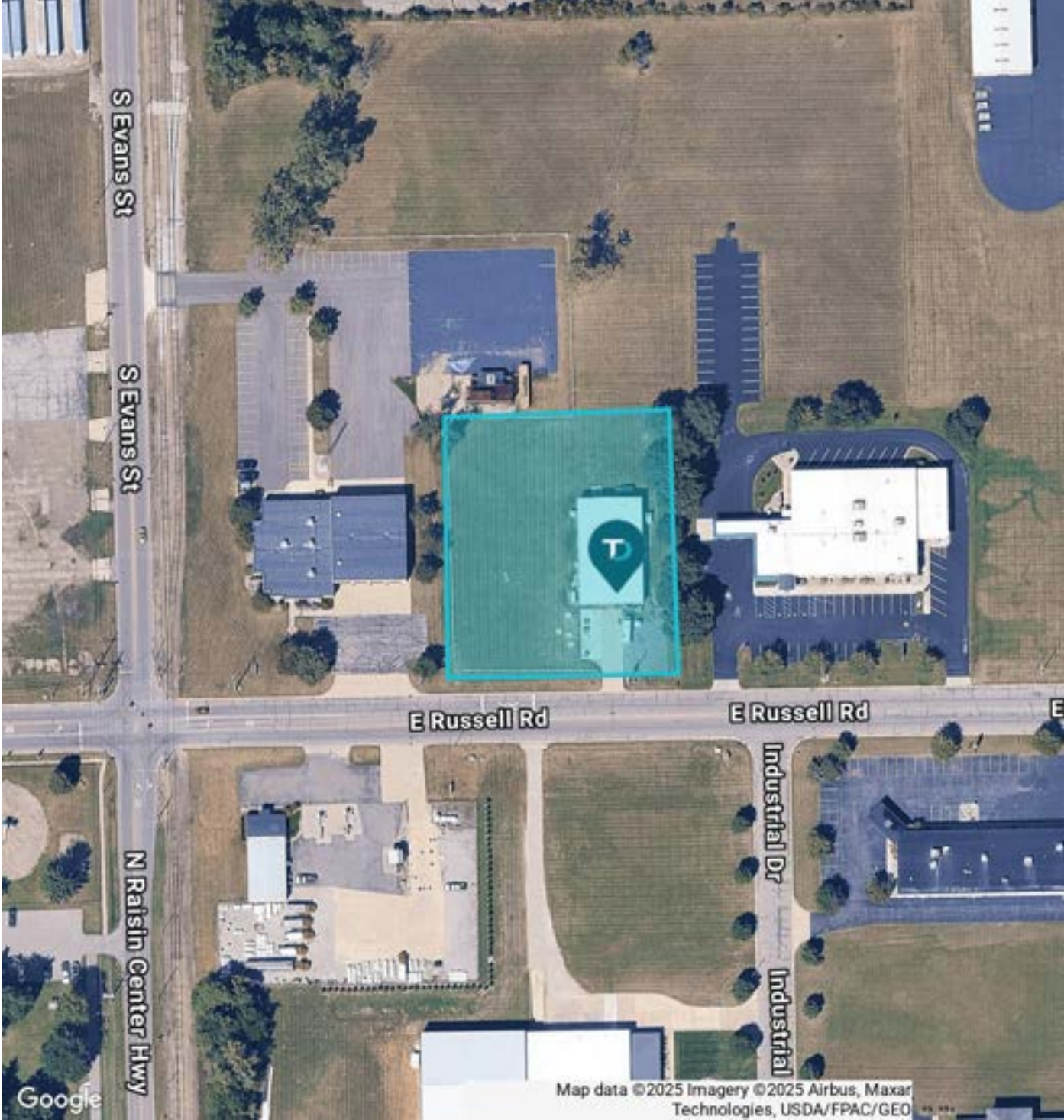
**MAP:** 128 W Chicago Blvd. | Tecumseh, MI 49286



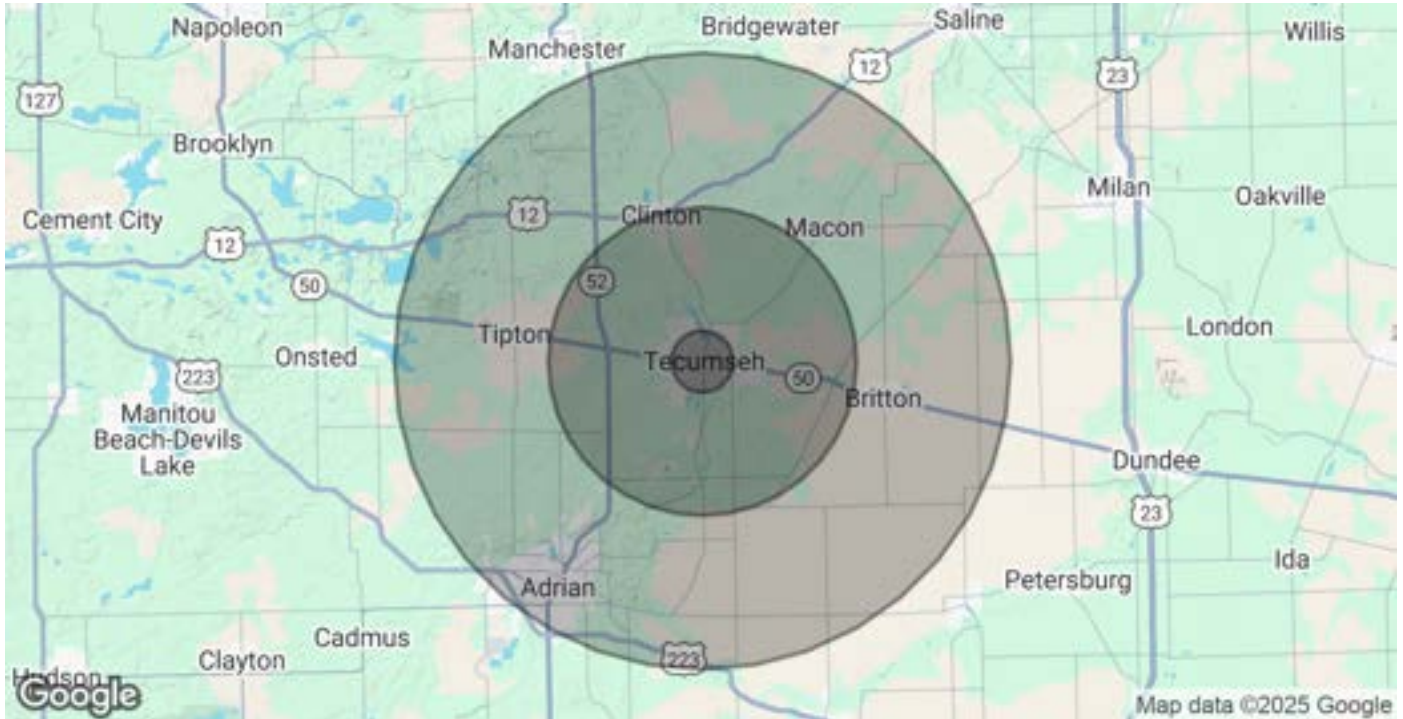
**W CHICAGO AERIAL MAP:** 128 W Chicago Blvd. | Tecumseh, MI 49286



**105 RUSSELL AERIAL MAP:** 105 E Russell | Tecumseh, MI 49286



**DEMOGRAPHICS MAP & REPORT: 128 W Chicago Blvd. | Tecumseh, MI 49286**



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	5,427	22,121	57,860
Average Age	42	43	42
Average Age (Male)	40	41	41
Average Age (Female)	44	44	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	2,429	8,930	22,594
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$96,484	\$98,060	\$86,522
Average House Value	\$210,165	\$240,403	\$219,369

*Demographics data derived from AlphaMap*