



OFFERING MEMORANDUM

8725 WATER STREET

Montague, Michigan 49437

Restaurant | Hospitality | Event Opportunity

Approx. 4,000 SF

Renovated hospitality setting

99 Indoor Capacity

50 restaurant | 49 event

White Lake Area

Downtown Montague location

LAKESHORE CONNECTION REAL ESTATE

Listed by Dianna Collins Pride and Bradley Irey | Call or text 231-670-6098

8718 Water Street, Suite A, Montague, MI 49437 | www.LakeshoreConnection.LIVE

EXECUTIVE SUMMARY

8725 Water Street presents a distinctive opportunity to acquire an extensively renovated restaurant, bar and event property in the heart of the White Lake Area. The approximately 4,000-square-foot building combines a highly visible downtown Water Street location with a substantial commercial kitchen, built-in bar, dining room and dedicated event space. Just a block from White Lake and minutes from Lake Michigan beaches, the property is positioned within a West Michigan lakeshore community known for recreation, tourism and year-round events.

ASKING PRICE

\$600,000

BUILDING SIZE

Approx. 4,000 SF

ZONING

C-1 Commercial

INDOOR CAPACITY

99

50 restaurant / 49 event

SITE

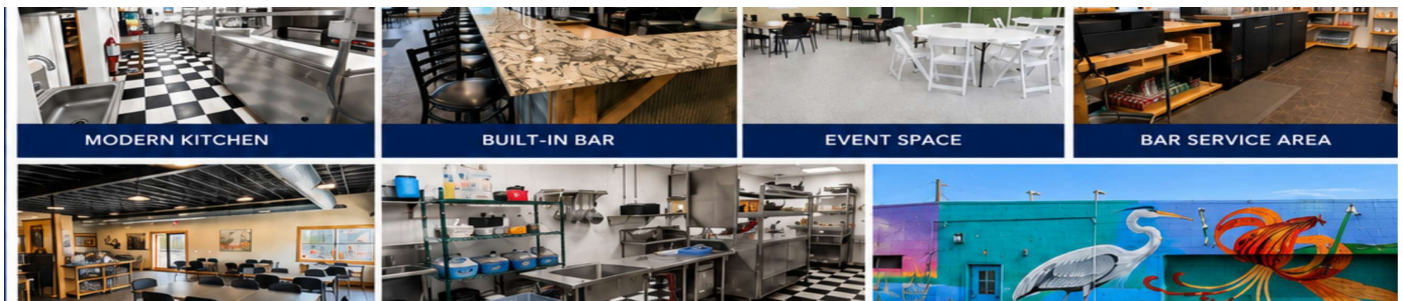
0.172 Acres

75 x 100 lot

PARKING

10 On-Site

Plus nearby public parking



WHY THIS PROPERTY STANDS OUT

- Interior substantially transformed beginning in 2024 for restaurant and hospitality use, with the dedicated event area completed in 2026.
- Well-equipped commercial kitchen with extensive cooking, refrigeration, preparation, ventilation and warewashing equipment.
- Built-in 10-seat bar, dining room and dedicated event space create flexibility for restaurant, private-event and entertainment concepts.
- Large access/garage door opens directly from the event area to Weathervane Lane and Montague's Social District.
- Commercial real estate is offered together with agreed furniture, fixtures and equipment; detailed seller-provided inventory is included in this memorandum.

PROPERTY DETAILS & SALE STRUCTURE

PROPERTY AT A GLANCE

Property Type Commercial Sale - Business Use	Current Use Restaurant / Wine Service / Events
Year Built 1960	Renovation Interior renovation beginning 2024; event area completed 2026
Lot 7,492 SF / 0.172 acres / 75 x 100	Road Frontage 75 feet
Restrooms 3 public restrooms; accessible facilities; one with shower	Parking 10 on-site spaces plus nearby city/public parking
Utilities Public water/sewer; natural gas; electricity; high-speed internet available	HVAC Forced air / central air
Construction Block / concrete; brick-block exterior	Zoning C-1 Commercial

SALE STRUCTURE

The offering is the commercial real estate together with agreed furniture, fixtures and equipment. The existing Stoney Ridge operating business is not being sold. Existing alcohol licenses, wine/beer inventory, food inventory, merchandise, business name, branding and signage are not included unless specifically agreed otherwise in a fully executed purchase agreement.

A purchaser may separately negotiate a wholesale relationship to carry Stoney Ridge wines as part of a new concept, subject to mutual agreement and all required licensing. Stoney Ridge Vineyards & Winery was named 2026 Winery of the Year in the Taste Michigan Governor's Cup Competition.

DUE DILIGENCE

Buyer and buyer's agent should independently verify zoning, permitted use, licensing, occupancy, measurements and all material information. Seller-provided signed Commercial-Industrial Real Estate Seller's Representations are available through the listing agents.

A downtown property positioned where dining, events, recreation and community activity come together.

Imagine creating a hospitality concept in the center of a community that already knows how to gather. Downtown Montague and the surrounding White Lake Area draw residents and visitors for the Cruz'In Classic Car Parade & Show, Maritime Festival, farmers and artisan markets, summer concerts, holiday parades, fireworks and community celebrations throughout the year. The property provides a restaurant, built-in bar and flexible event setting from which a new operator can build their own identity and programming.

DIRECT WEATHERVANE LANE ACCESS

A large access/garage door opens directly from the event space to Weathervane Lane, the pedestrian alley associated with Montague's Social District. This creates potential for dining, entertainment and indoor-outdoor event concepts, subject to applicable approvals and licensing.

WEST MICHIGAN LAKESHORE DRAW

White Lake is approximately one block away, with boating, marinas, camping and waterfront recreation nearby. Lake Michigan beaches, the Hart-Montague Trail and regional destinations such as Michigan's Adventure, Lewis Adventure Farm & Zoo and Double JJ Resort add to the area's visitor appeal.

NEARBY ACTIVITY & LANDMARKS

- World's Largest Weathervane directly across Water Street
- Montague Farmers Market and Artisan Market Village nearby
- Southern gateway to the approximately 22-mile Hart-Montague Trail
- High-visibility Water Street exposure with city/public parking nearby
- Whitehall and Montague together form the White Lake Area



8725 Water Street

Montague, MI 49437

RESTAURANT, HOSPITALITY & EVENT OPPORTUNITY

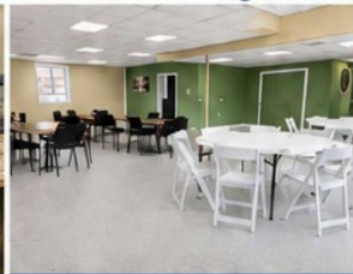
Discover a standout commercial opportunity in the heart of the White Lake Area. This approximately 4,000 square foot downtown Montague property has been extensively renovated for restaurant, hospitality and event use, featuring a modern commercial kitchen, built-in bar, dining areas and a dedicated event space. A garage/access door opens directly to Weathervane Lane in Montague's Social District, creating rare potential for dining, events and downtown engagement. The property offers strong visibility on Water Street, approximately 10 on-site parking spaces, and close proximity to White Lake, Lake Michigan beaches and regional attractions.



MODERN KITCHEN



BUILT-IN BAR



EVENT SPACE



BAR SERVICE AREA



MAIN DINING ROOM



KITCHEN



REAR MURAL / WEATHERVANE LANE
SOCIAL DISTRICT ACCESS



PROPERTY HIGHLIGHTS

- Approx. 4,000 SF
- Renovated interior beginning in 2024
- Event area completed in 2026
- Modern commercial kitchen
- Built-in bar and dining area
- Separate event space
- Flexible indoor capacity: 99
- Direct access to Weathervane Lane / Social District
- Approx. 10 on-site parking spaces
- One block from White Lake
- FF&E available per listing terms



NOTES

- Restaurant seating: 50, including 10 bar seats
- Event area capacity: up to 49
- Detailed equipment and inclusions list available through listing agents
- Commercial real estate offered together with agreed furniture, fixtures and equipment
- Not the sale of the existing operating business
- Existing alcohol licenses do not convey



Listed by: Dianna Collins Pride & Bradley Irey

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Brokered by: Lakeshore Connection Real Estate

8718 Water St. Ste A
Montague, MI 49417

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more
information!

INCLUDED FURNITURE, FIXTURES & EQUIPMENT

8725 Water Street, Montague, Michigan 49437 | Seller inventory completed 07/27/2026

This inventory contains only items the Seller identified as remaining with the property. Final inclusions and exclusions remain subject to the fully executed Purchase Agreement and any written addenda.

1. COMMERCIAL KITCHEN EQUIPMENT	
ITEM	QUANTITY / DESCRIPTION
Commercial range or stove	1
Conventional ovens	2
Pizza preparation table or station	1
Flat-top grill	1
Charbroiler	1
Deep fryer	1
Ovention Matchbox 1718 pizza oven (specialty cooking equipment)	1
Commercial exhaust or vented hood	1
Makeup-air or ventilation system	1
Fire-suppression system	1
Upright refrigerators	3
Upright freezer	1
Refrigerated preparation tables	2
Beverage or display refrigerator	1
Commercial dishwasher	1
Three-compartment sink	1
Handwashing sinks	3
Food-preparation sink	1
Stainless-steel preparation table	1
Kitchen shelving units	3
Storage rack	1
Food warmers	2
Steam table	1
Commercial mixer	1
Food slicer	1
Food processor	1
Microwave oven	1

INCLUDED FURNITURE, FIXTURES & EQUIPMENT

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2. KITCHEN SMALLWARES

ITEM	QUANTITY / DESCRIPTION
Pots and pans	Included
Cooking utensils	Included
Knives	Included
Cookware	Included
Baking equipment	Included
Food-storage containers	Included
Preparation tools	Included

3. BUILT-IN BAR & WINE-SERVICE EQUIPMENT

ITEM	QUANTITY / DESCRIPTION
Built-in bar	Included
Bar stools	10
Bar sink	1
Ice machine	1
Beverage cooler	1
Beer-dispensing equipment	1
Wine-dispensing equipment	1
Wine racks	3
Bottle display	1
Glass rack	Approx. 1
Serving trays	3

4. RESTAURANT FURNITURE & FIXTURES

ITEM	QUANTITY / DESCRIPTION
Dining tables	8
Dining chairs	40
Server station	1
Decorative light fixtures	Included - quantity not specified
Artwork or wall decor	Included - quantity not specified

5. FINISHED EVENT-SPACE FURNISHINGS

ITEM	QUANTITY / DESCRIPTION
Event tables	4
Event chairs	24
Wall pictures or artwork	4

INCLUDED FURNITURE, FIXTURES & EQUIPMENT

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6. POINT-OF-SALE, TECHNOLOGY & SECURITY EQUIPMENT

ITEM	QUANTITY / DESCRIPTION
Point-of-sale terminals	3
Cash drawer	1
Receipt printers	2
Kitchen printer	1
Kitchen display screens	3
Speakers	2
Security cameras	12
Office desk	1
Office chair	1
Filing cabinet	1
Safe	1
Sound system	Sonos wireless system
Wi-Fi / networking system	Spectrum wireless system

7. STORAGE & MAINTENANCE ITEMS

ITEM	QUANTITY / DESCRIPTION
Storage shelving unit	1
Vacuum cleaner	1
Ladders	2

IMPORTANT SALE NOTES

Items not listed in this inventory are not represented as included. Stoney Ridge business name, branding and signage; alcohol licenses; wine/beer inventory; food inventory; merchandise; and seller personal property are excluded unless specifically included in the fully executed Purchase Agreement. Existing business financials are not part of this real estate offering.

LISTING CONTACT

Dianna Collins Pride and Bradley Irey

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