

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

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:	\$950,000
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 Brewing 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:	\$950,000
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

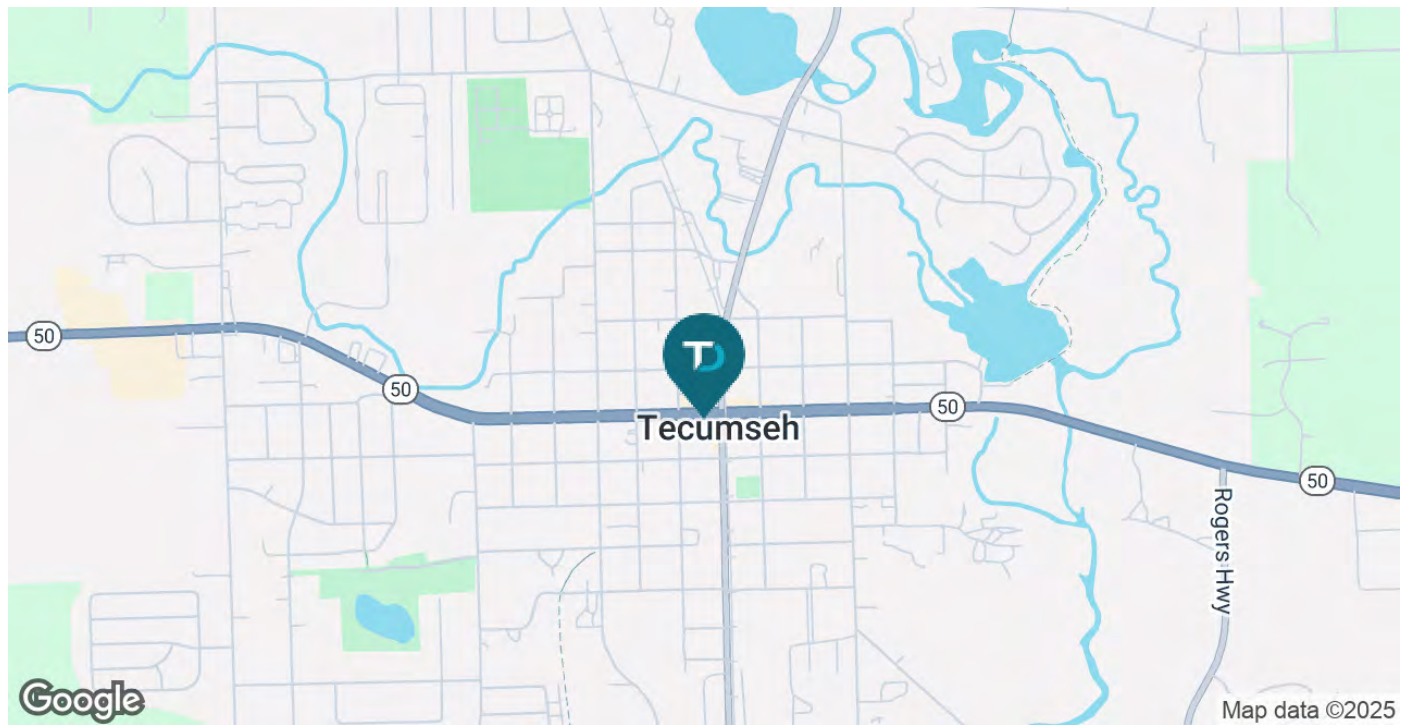
Building Size:	4,648 SF
Year Built:	1870
Number of Floors:	2
Utilities:	Gas/Water/Electric
Parking Spaces:	Free municipal lot behind building

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.



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

BUILDING INFORMATION

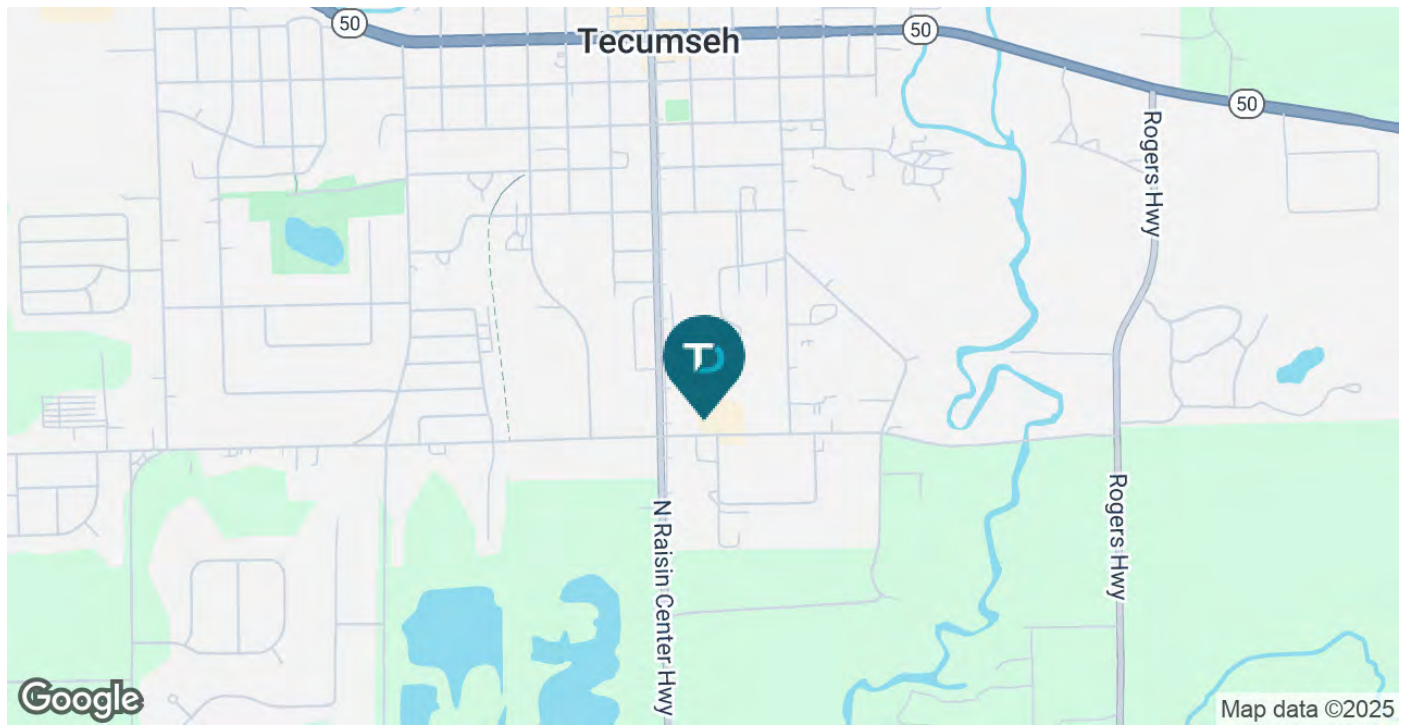
Building Size: 6,000 SF
 Year Built: 1979
 Number of Floors: 1
 Utilities: Gas/Water/Electric

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.



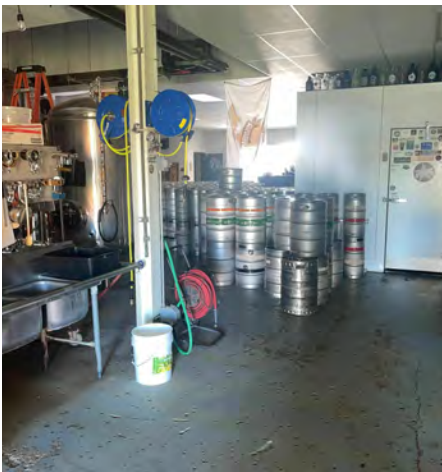
128 & 124 W CHICAGO EXTERIOR PHOTOS: 128 W Chicago Blvd. | Tecumseh, MI 49286



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



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



W CHICAGO SURVEY: 128 W Chicago Blvd. | Tecumseh, MI 49286

MORTGAGE SURVEY

Certified to: MBANK AND LIBERTY TITLE AGENCY

Applicant: BREWERY BUILDING, LLC

Property Description:

Land in the City of Tecumseh, Lenawee County, Michigan, described as:

Parcel 1:

Lot 8, Block 7; ASSESSOR'S PLAT OF HENRY L. HEWITT'S ADDITION TO THE VILLAGE (NOW CITY) OF TECUMSEH, as recorded in Liber 7 of Plats, Page 13, Lenawee County Records.

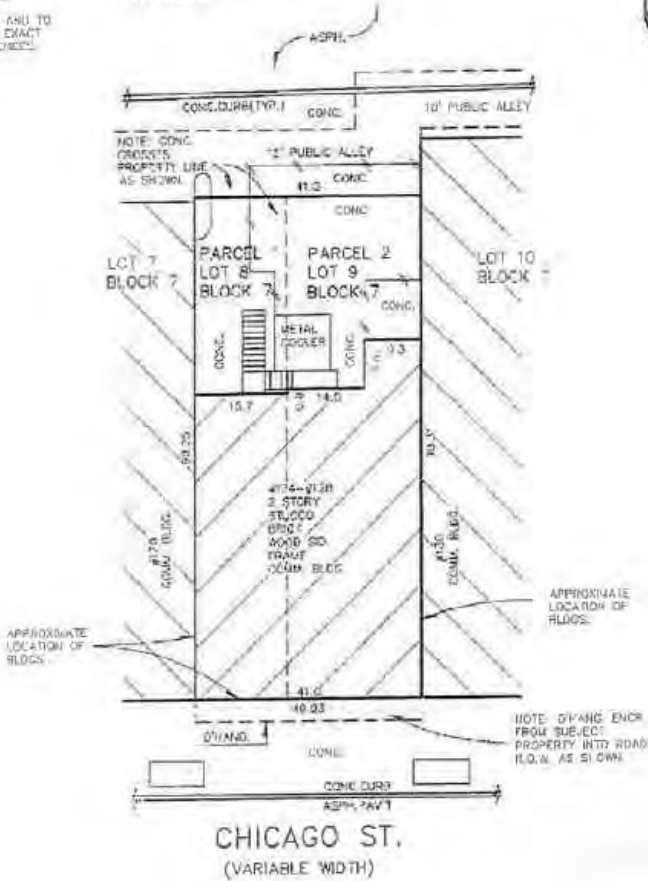
Parcel 2:

Lot 9, Block 7; ASSESSOR'S PLAT OF HENRY L. HEWITT'S ADDITION TO THE VILLAGE (NOW CITY) OF TECUMSEH, as recorded in Liber 7 of Plats, Page 13, Lenawee County Records.

Note: The property description is as furnished by client.

NOTE: A BOUNDARY SURVEY IS HELD TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, TO DETERMINE EXACT AMOUNT OF ENCROACHMENT AND TO DETERMINE THE EXACT LOCATION OF EASES.

NOTE: DUE TO THE AMBIGUITY IN TIC SIZE AND/OR LOCATION OF THE EASE AS RECD IN L.B.T. REBIE IT IS NOT SHOWN ON THE DRAWING.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjacent property, nor do the buildings on the

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

MORTGAGE SURVEY

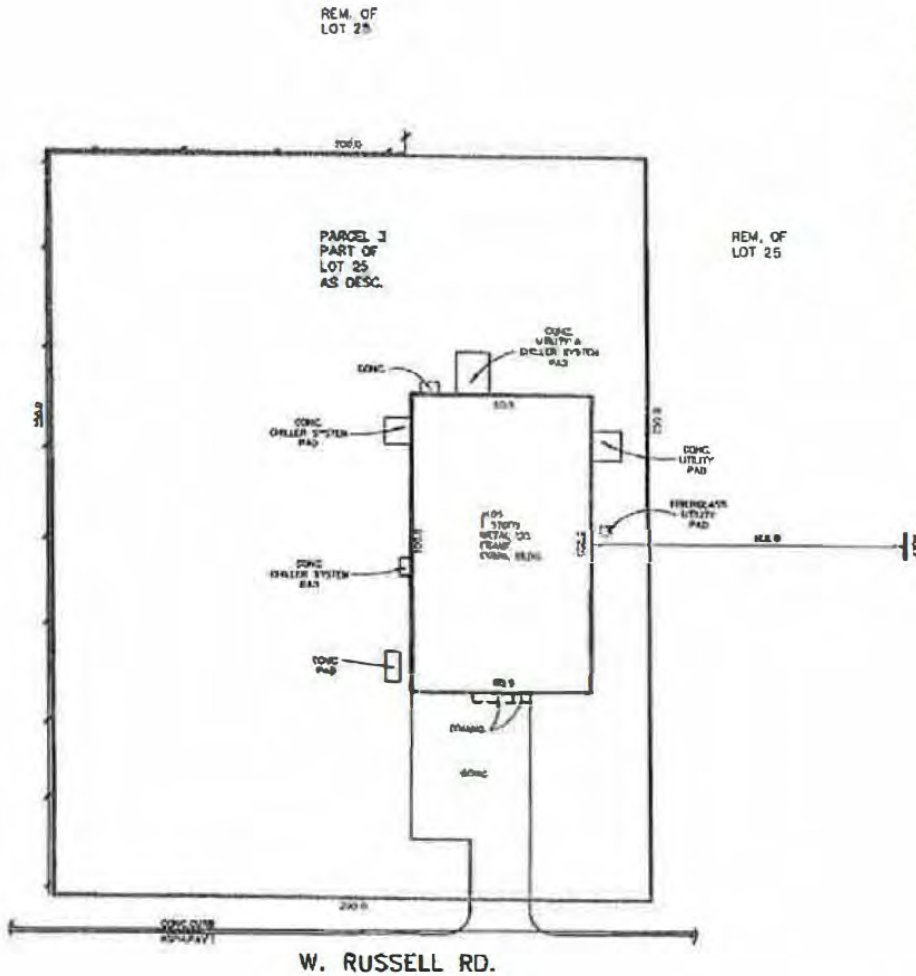
CERTIFIED TO: MBANK &
LIBERTY TITLE AGENCY

APPLICANT: TECUMSEH BREWING CO

PROPERTY DESCRIPTION:

Parcel 3: The West 200 feet of the East 450 feet of the South
ASSESSOR'S PLAT NO. 8, City of Tecumseh, dist of S 1/2 Sec. 34,
Twp. 31, N 1/2, Rpt 1/4, NW 1/4 Sec. 33 and W 1/2, SW 1/4, NW
1/4 Sec. 34, Township 31 North, Lenawee County, Michigan, as recorded in Vols
15, 16 and 17, Lenawee County Records.

NOTE: A BOUNDARY
SURVEY IS NEEDED TO
DETERMINE EXACT SIZE
AND LOCATION OF
PROPERTY LINES AND
THEIR LOCATIONS.



CERTIFICATE: We hereby certify that we have surveyed the above-
described property in accordance with the description furnished for
the purpose of a mortgage loan to be made by the aforementioned
lender, mortgagee, and that the buildings located thereon do
not encroach on the adjoining property, nor do the buildings on the
adjoining property encroach upon the property hereinafter described,
except as shown. This survey is not to be used for the purpose of
establishing separate lots, nor for subdivision purposes, no stakes
having been set at any of the boundary corners.

[Handwritten Signature]

THIS SURVEY IS
PROFESSIONAL

DATE	03-25-20
SCALE	1"=30'
DRW. BY	ML

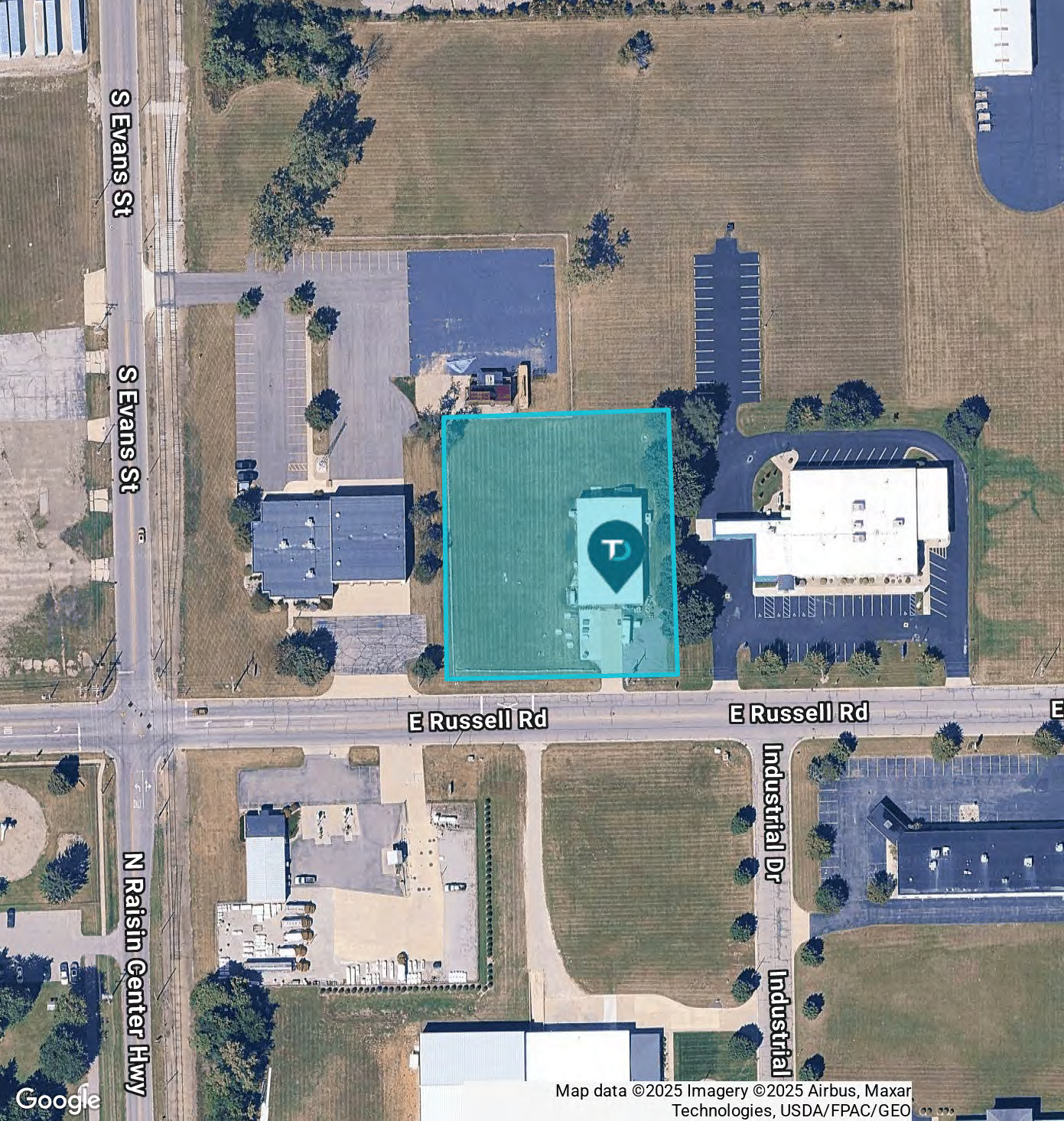
MAP: 128 W Chicago Blvd. | Tecumseh, MI 49286



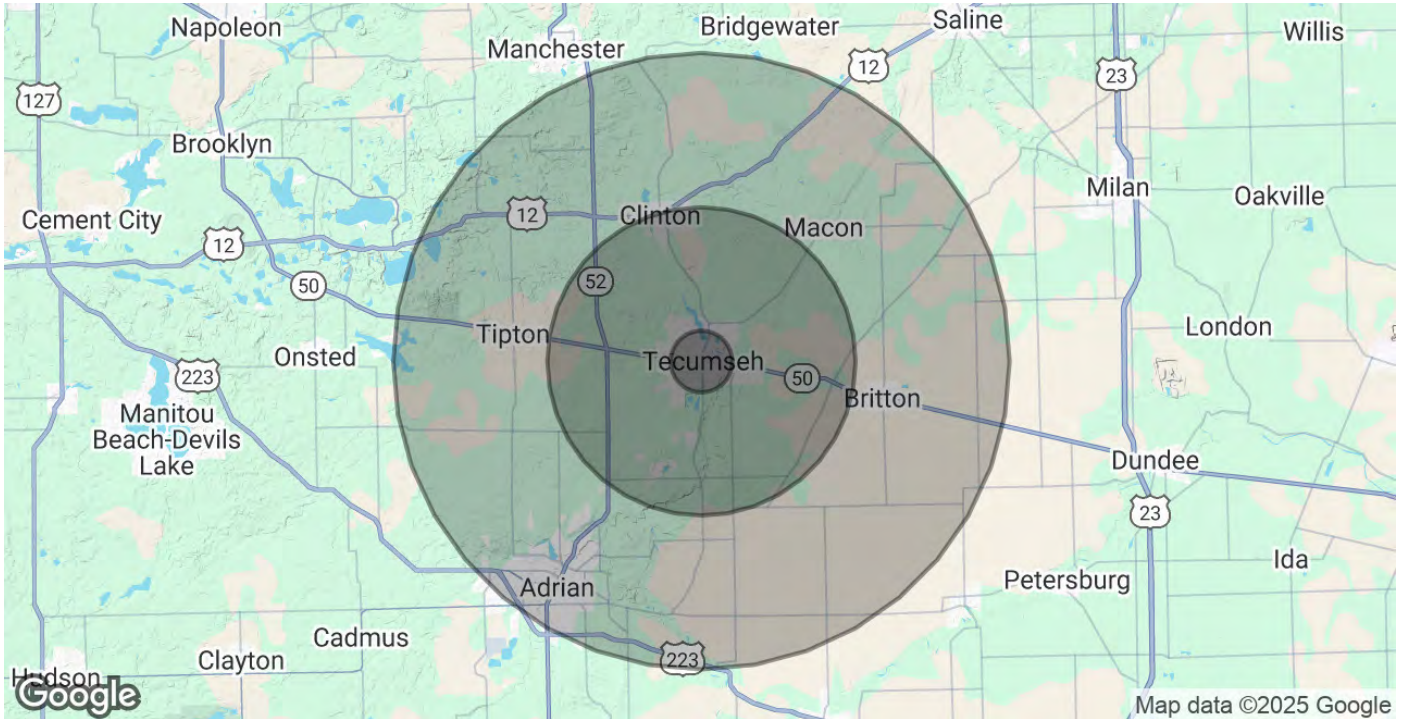
W CHICAGO AERIAL MAP: 128 W Chicago Blvd. | Tecumseh, MI 49286



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



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



POPULATION	1 MILE	5 MILES	10 MILES
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
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
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