

Address: 11210 Main Street , Atlanta , MI ; 49709



MLS#: 201840598 **List Price:** \$ 300,000
Type: Business Op **Bus/Inv Descrip:** All equipment in the building to run a restaurant is included in sale. A complete list is in documents

Prop Type: Commercial **Township/City/Village:** Briley
County: Montmorency **Lot Size:** .42 acres
Lake/River Other

Lot Dim: .42 acres **Lot Size:** 9,583.00 **SqFt Total:** 1152
SqFt Source: County Records **Levels:** 1 **Tax ID** 003-411-000-015-00 & 012-00
Ownership Status: Owner **Approved by MLS:** Yes **Subdivision or T/R:** Village Of Atlanta
School District: Atlanta **Internet Access:** Fiber Optic

Public Remarks: Exceptional opportunity in the heart of Atlanta, Michigan! Formerly home to the well-loved Burleigh's Bistro, this turnkey restaurant location offers a prime setting adjacent to Briley Park and the scenic Thunder Bay River. Guests can enjoy outdoor seating surrounded by one of the area's most attractive gathering places, featuring waterfront views, mature shade trees, a walking trail, pickleball courts, a modern playground, and a performance stage that hosts community events and festivals throughout the year. The restaurant has been closed for several months due to the owner's health concerns, creating an opportunity for a new owner to bring fresh energy to this established location. High-visibility setting with strong local and visitor appeal.

Directions: One block south of the 4 way stop in Downtown Atlanta

Legal: T30N R2E SEC 12 LOTS 12-13-14-15-16-17 BLK 11 ATLANTA, MICH

Showing Instructions: Lock Box Showingtime

Electric: Other	Business Information: Business Opportunity; Income Property; Real Estate Only
Gas: On Site	Construction: Frame
Water: Municipal	Occupant: Vacant
Sewer: Septic	Taxes and Possession: Taxes: 487.03; Tax Year: 2019; Association Dues: No
Heat/Air: Forced Air; Natural Gas	Terms: Cash; Conventional Mort
Basement: Slab	Drive: Gravel
Extras: Highway Access; Refrigerated Storage; Restroom (s)	Parking: Parking Lot
Road: Paved	Sign: Sign: Yes
Present/Ptntl Use: Distribution Capability; Manufacture/Warehouse; Party Store; Restaurant; Retail; Vacant Building	