



SALE PRICE: \$ 149,900.00  
LEASE: Includes inventory  
of beer, wine, liquor  
REFERENCE: 12848  
PHONE: 810-648-3700

14 North Morse, Sandusky, MI 48471



**CLASSIFICATION:** BUSINESS  
**LOCATION:** 4238 Main Street  
**CITY:** Brown City, MI 48416  
**TOTAL SF:** 5346  
**Building:** 44'X132'  
**INTERSECTION:** Between James and  
Marys on Main Street  
**COUNTY:** Sanilac  
**AGE:** unknown  
**PARKING:** 30 – 50 cars  
**STORAGE:**

#### INTERIOR SITE DATA

**MAX. CLEARANCE:**

**LAVATORIES:** 1

**POWER:** 440AMP plus

**HEATING:** FA – natural gas  
Roof top units. One new in 2007

**NUMBER ROOMS:** 4

**TAXES:** Summer: \$644.00  
Winter : \$3105.00

**TAX ID.:** 300-100-003-005-01

#### ADDITIONAL INFORMATION

Handicap accessible, side entrance from city parking lot. Main Street parking and entrance. Walk-in cooler, office area, and back room storage. Included in sale is liquor inventory, and beer, wine and liquor license.

Rear heating and Air handling system works. Front air works, Compressor in Big cooler not working .

**DAILY TRAFFIC COUNT:** *Estimate 3000 plus vehicle per 24 hours*

LISTING AGENT MIKE PATTERSON

COMMISSION SPLIT

t.b.d.

THIS INFORMATION IS BELIEVED TO BE ACCURATE ALTHOUGH IT IS NOT GUARANTEED OR WARRANTED TO BE SO BY THE LISTING OFFICE

