



**7983 US-131 NE**

# Commercial Property For Sale

For Sale | \$349,000



7983 US-131 NE | Mancelona, MI 49659

**Kevin Endres, PE, SIOR**

Owner | Broker

231.929.2955

kendres@threewest.com



## Commercial Property For Sale

executive summary



7983 US-131 NE | Mancelona, MI 49659

<b>SALE PRICE:</b>	\$349,000
<b>LOT SIZE:</b>	3.56 ACRES
<b>BUILDING SIZE:</b>	3,284 SF
<b>YEAR BUILT:</b>	1951
<b>RENOVATED:</b>	2016

**PROPERTY OVERVIEW**

Incredible opportunity to acquire this turn-key restaurant on the highly trafficked US-131, just North of Kalkaska. The building has been impeccably renovated and has a newer roof in 2016. All equipment and fixtures are included in the sale.

**PROPERTY HIGHLIGHTS**

- Traffic Count of 9,171 daily
- Current Seating Capacity Of 99
- Outside Fenced Area For Dining Or Entertainment

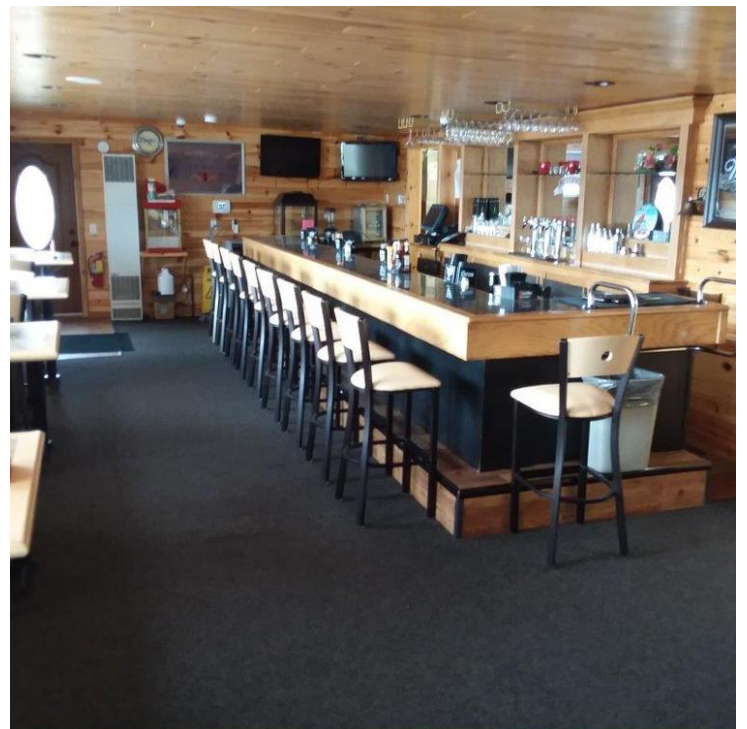
KEVIN ENDRES, PE, SIOR | Owner | Broker | 231.929.2955 | kendres@threewest.com





# RESTAURANT FOR SALE

## Commercial Property For Sale



KEVIN ENDRES, PE, SIOR // Owner | Broker // 231.929.2955 // [kendres@threewest.com](mailto:kendres@threewest.com)





7983 US-131 NE

# Commercial Property For Sale

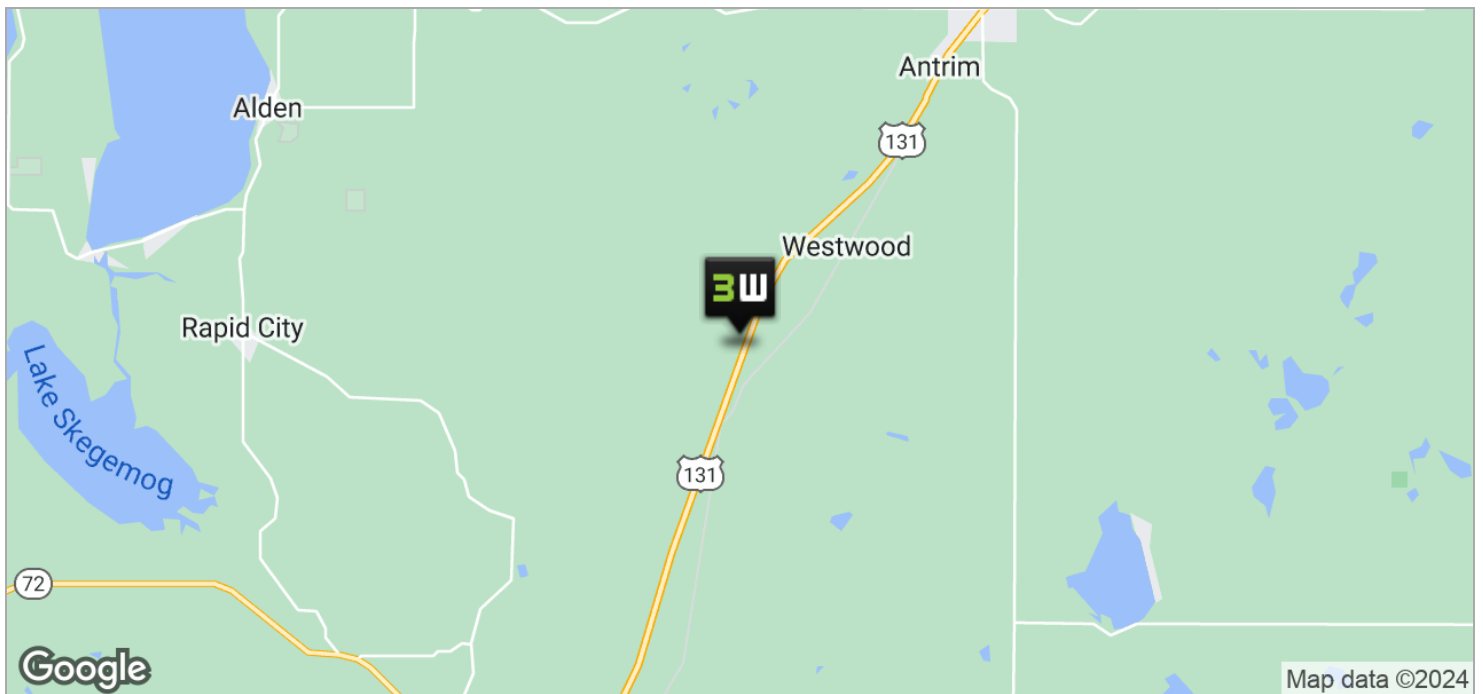
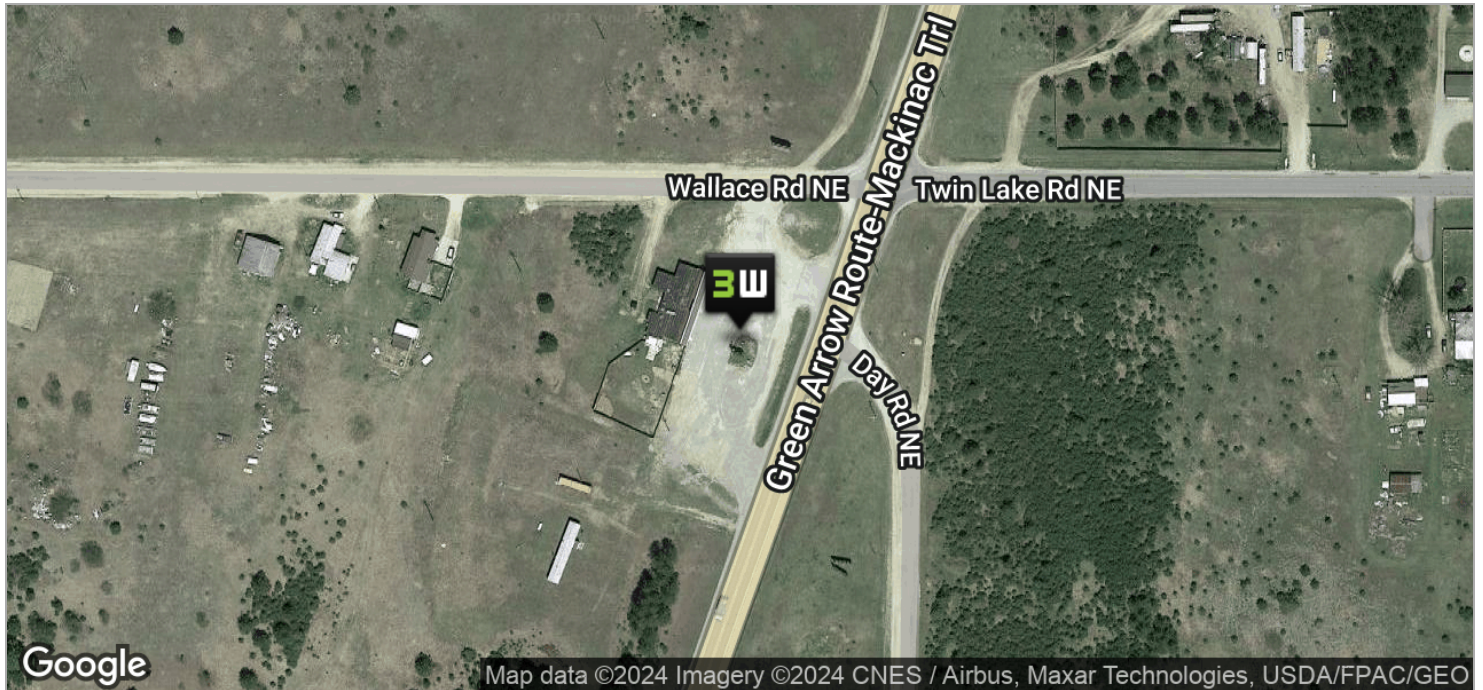


KEVIN ENDRES, PE, SIOR // Owner | Broker // 231.929.2955 // [kendres@threewest.com](mailto:kendres@threewest.com)



**RESTAURANT FOR SALE**

# Commercial Property For Sale



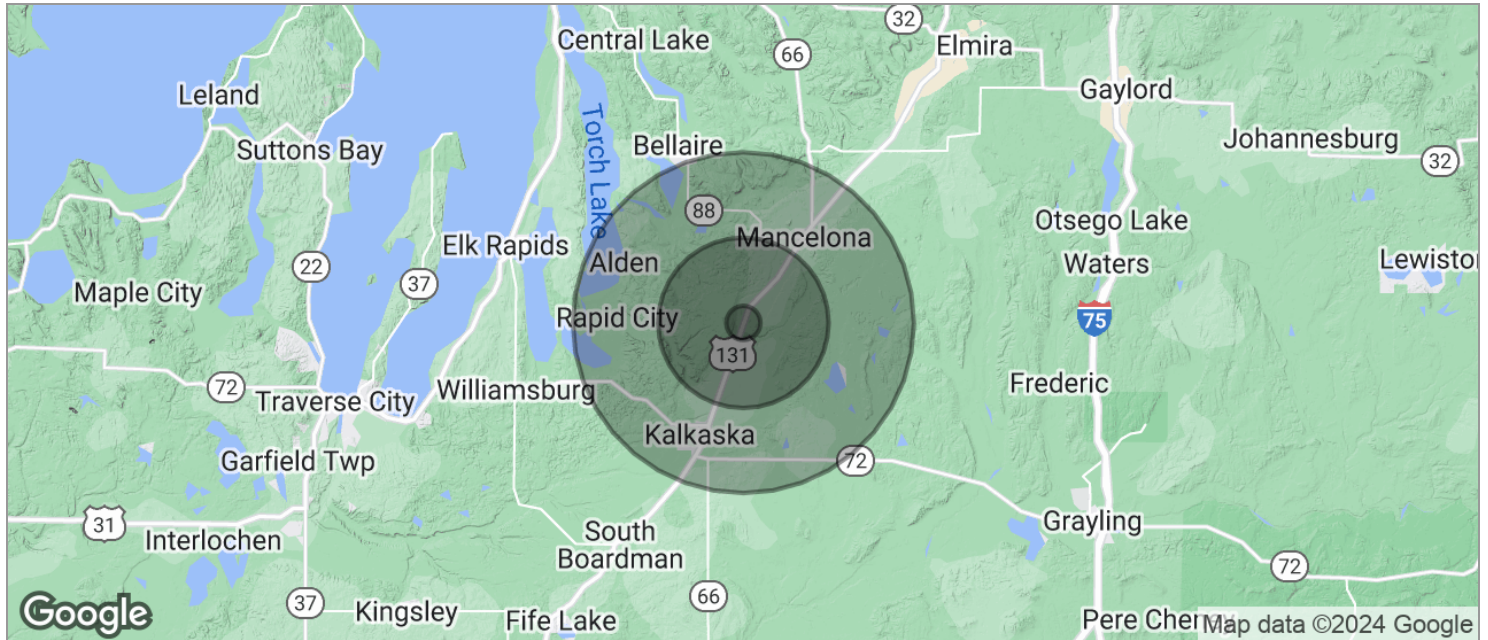
**KEVIN ENDRES, PE, SIOR** // Owner | Broker // 231.929.2955 // [kendres@threewest.com](mailto:kendres@threewest.com)





# RESTAURANT FOR SALE

## Commercial Property For Sale



### POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	182	3,361	12,620
MEDIAN AGE	34.7	37.1	42.1
MEDIAN AGE (MALE)	33.6	36.2	41.1
MEDIAN AGE (FEMALE)	35.5	37.8	42.7

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	72	1,351	5,207
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$38,220	\$41,127	\$47,529
AVERAGE HOUSE VALUE	\$116,278	\$134,492	\$168,063

\* Demographic data derived from 2020 ACS - US Census

KEVIN ENDRES, PE, SIOR // Owner | Broker // 231.929.2955 // kendres@threewest.com