

## **Investment Highlights – Moo Moo Ice Cream (116 E 2nd St, Lawton, MI)**

### **Turnkey Specialty Retail Opportunity**

- Fully equipped ice cream shop in the heart of downtown Lawton
- Operational layout includes service counter, dip cabinets, prep space, storage, and customer seating
- Ideal for owner-operator or multi-location expansion

### **Growing Residential & Visitor Traffic**

- Located in a walkable village center with steady local foot traffic
- Strong seasonal demand from regional visitors, summer recreation, and local events
- Positioned near schools, parks, and established neighborhood routes

### **Attractive Small-Town Commercial Corridor**

- Part of Lawton's revitalizing commercial strip with supportive local business community
- Visible frontage along E 2nd St with convenient parking and easy access

### **Flexible Use Potential**

- Suitable for ice cream, dessert shop, café, bakery, smoothie/juice bar, or other small-format food concepts
- Equipment package allows for quick launch with minimal new investment

### **Dual-Store Acquisition Option      15 mile apart**

- Optional opportunity to purchase **second location** - same owner – ask agent for further information.
- Ideal for buyers seeking multi-store branding, production centralization, or regional market capture

### **Affordable Entry Price for Food-Service Entrepreneurs**

- Lower operating costs compared to larger QSR footprints
- Strong potential for seasonal revenue spikes and community event partnerships

### **Supportive Local Municipality**

- Pro-business village staff
- Easy permitting environment for small food operations
- Active community organizations that drive downtown engagement

## Ice Cream Store for Sale in Lawton, MI: Investment Opportunity

This is an excellent opportunity to acquire a fully operational, profitable, and recently updated seasonal ice cream store serving **Hershey's Ice Cream** (over 32 flavors) in a family-friendly setting.

### Key Features & Financials

- **Location:** Lawton, MI
- **Asking Price: \$195,000** (Includes real estate and most fixtures/equipment)
- **Building Condition:** Fully reconditioned building with newer roof, electrical, and plumbing. Includes a basement.
- **Income:** Seasonal net income of about **\$50,000** (based on prior years, operating April - September).
- **Operational Status:** Fully operational with an experienced operator (13+ years) who may be open to continuing work for the new owner.

### Land Contract Option (Seller Financing)

The owner is open to a Land Contract, which is a common form of seller financing in Michigan ([An Overview of Land Contracts - Michigan Legal Help](#)).

Land Contract Term	Detail
Down Payment	\$50,000
Balance Financed	\$145,000 (\$195,000 price - \$50,000 down)
Interest Rate	6%
Amortization Period	15 years
Initial Payment Term	24 months
Monthly Payment (Approx. \$1223.59 x 24)	<b>\$1,223.59</b> (Principal & Interest)
Total Payments (24 months)	\$29,366.16
Balloon Balance After 24 Months	<b>\$132,319.82</b> (This large payment is due at the end of the term.)

**Note:** The monthly payment and balloon balance calculations are approximations based on the listed terms and are subject to final contract drafting and amortization scheduling.

### Important Notes

- **Hot Air Balloon:** The hot air balloon shown in promotional photos is **NOT** included in the sale.
- **Ice Cream Coolers:** Ice cream coolers inside the store are owned by Hershey's Ice Cream ([Branch Directory - Hershey's® Ice Cream](#)) and are not part of the sale.

This offers a turn-key business with stable historical income and a favorable financing option to help facilitate a sale.