Turn Key Restaurant Business, Real Estate & Residence

12227-12229 Seymour Road, Grass Lake, MI 49240

Swisher COMMERCIAL

FOR SALE





OFFERING SUMMARY

Sale Price:	$750,000
Lot Size:	1.96 Acres
Restaurant Size:	5,310 SF
Residence Size:	1,896 SF
Parcel Number:	10-05-351-001-01 10-05-351-001-02
Zoning:	Local Commercial District Residential

PROPERTY HIGHLIGHTS

- Turnkey restaurant/bar operation
- Includes FF&E and Class C Liquor License
- Fully equipped commercial kitchen and bar
- 3,414 SF building on 1.09 acres
- 1,896 SF ranch style residence with 2 bedrooms, 2.5 baths, 450 SF basement and attached garage
- Located within Waterloo Recreation Area
- Indoor dining, covered outdoor patio, & smoker station
- Private game room/event space
- Landscaped grounds with pond and lounge area
- Ample on-site parking
- Well and septic
- Horse access/parking from Waterloo Trail
- Strong destination dining and event potential

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PROPERTY DESCRIPTION

A rare opportunity to acquire a fully-operational restaurant/bar property, ideal for owner-operators, investors, or hospitality groups seeking a destination-style venue in Waterloo Township located in the heart of the Waterloo Recreation Area.

COMMERCIAL BUILDING – 3,414 SF Restaurant/Bar (Built 1993, Remodeled 2009). A well-maintained, fully equipped hospitality operation including FF&E and Class C Liquor License.

Interior Features
- Large L-shaped bar with multiple taps, liquor display, overhead glass racks, and several mounted TVs
- Spacious dining room with wood-look flooring, clean finishes, and flexible table layouts
- Commercial kitchen with stainless prep lines, hood system, fryers, burners, refrigeration, and pass-through window
- Additional service areas, storage, and POS zones
- Private “game room” for private events or additional seating

Outdoor Amenities
- Covered patio dining pavilion with wood-beam construction and brick pavers
- Additional picnic-style seating area with firewood storage and rustic character
- Large outdoor smoker station with wood storage canopy
- Landscaped grounds including a decorative pond, lounge area, and fenced patio
- Ample parking and easy access from Seymour Rd
- Horse “parking” from Waterloo Trail

Site Details
-1.09 acres
-C-1 zoning supports restaurant, bar, retail, and other commercial uses
-High visibility in a recreational, camping, lake-area corridor
-Well and Septic

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Investment Highlights
- Turnkey restaurant/bar with full kitchen, bar infrastructure, and indoor/outdoor seating
- Located in a high-traffic recreational area near lakes, campgrounds, and state land
- Strong potential for destination dining, events, catering, or expansion

Ideal For
- Hospitality groups expanding into destination dining
- Investors seeking a mixed-use income property
- Caterers, BBQ operators, breweries, or event-driven concepts

Additional property with residential home available, ask for details.

DO NOT APPROACH EMPLOYEES – SHOWINGS BY APPOINTMENT ONLY

Residence features:
- 1,896 SF ranch style home (Built 1950)
- A well-kept single-family home located directly adjacent to the commercial building
- Ideal for on-site living, staff housing, or rental income
- 2 bedrooms, 2.5 baths
- 450 sq ft basement
- 480 sq ft attached garage
- Forced heat & cooling
- Large deck
- Sunroom with hot tub
- Fireplace, dishwasher, microwave, and ceramic-tile bath finishes
- 0.876-acre lot with mature trees, landscaped yard, and private driveway
- Well and Septic







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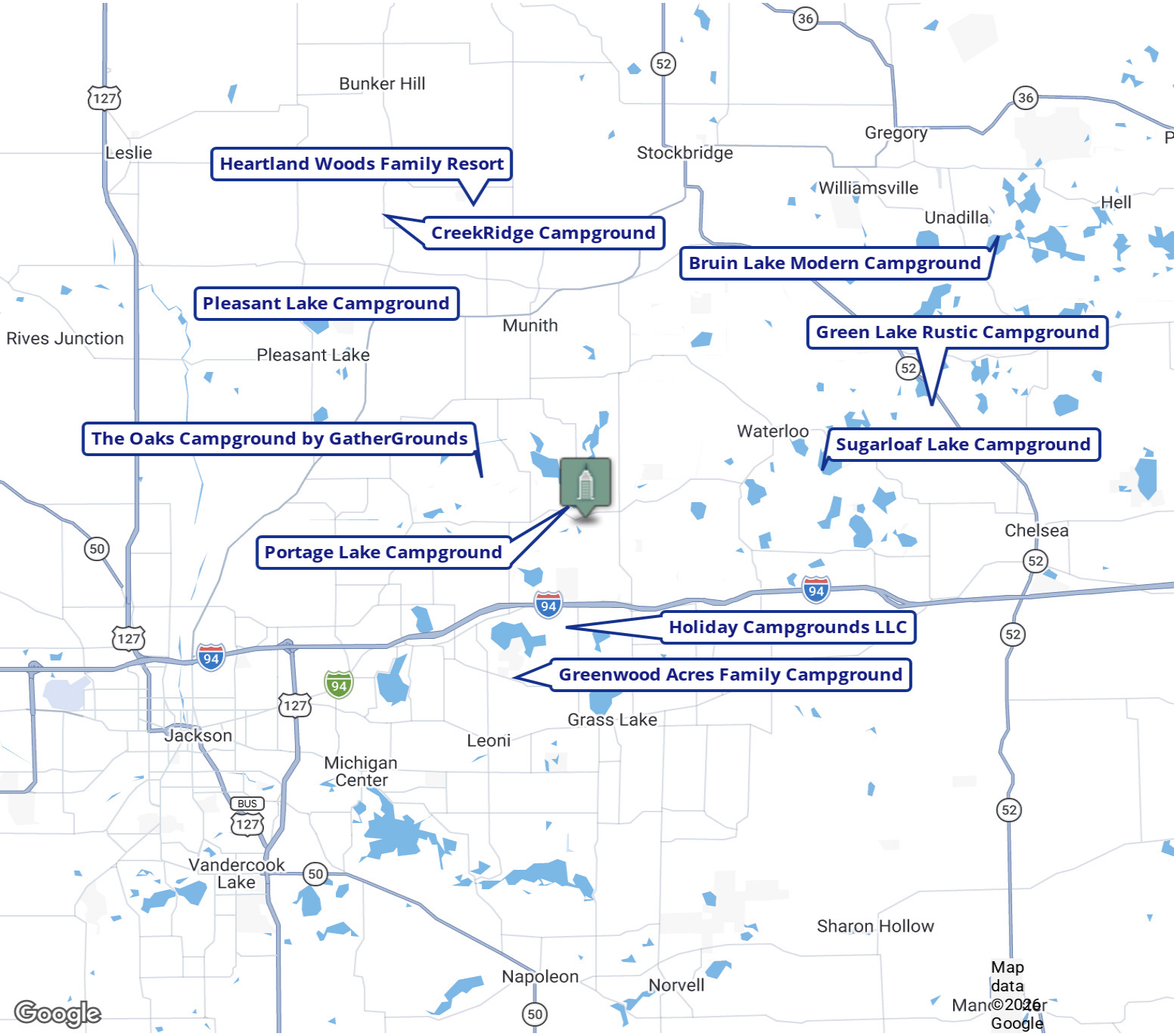
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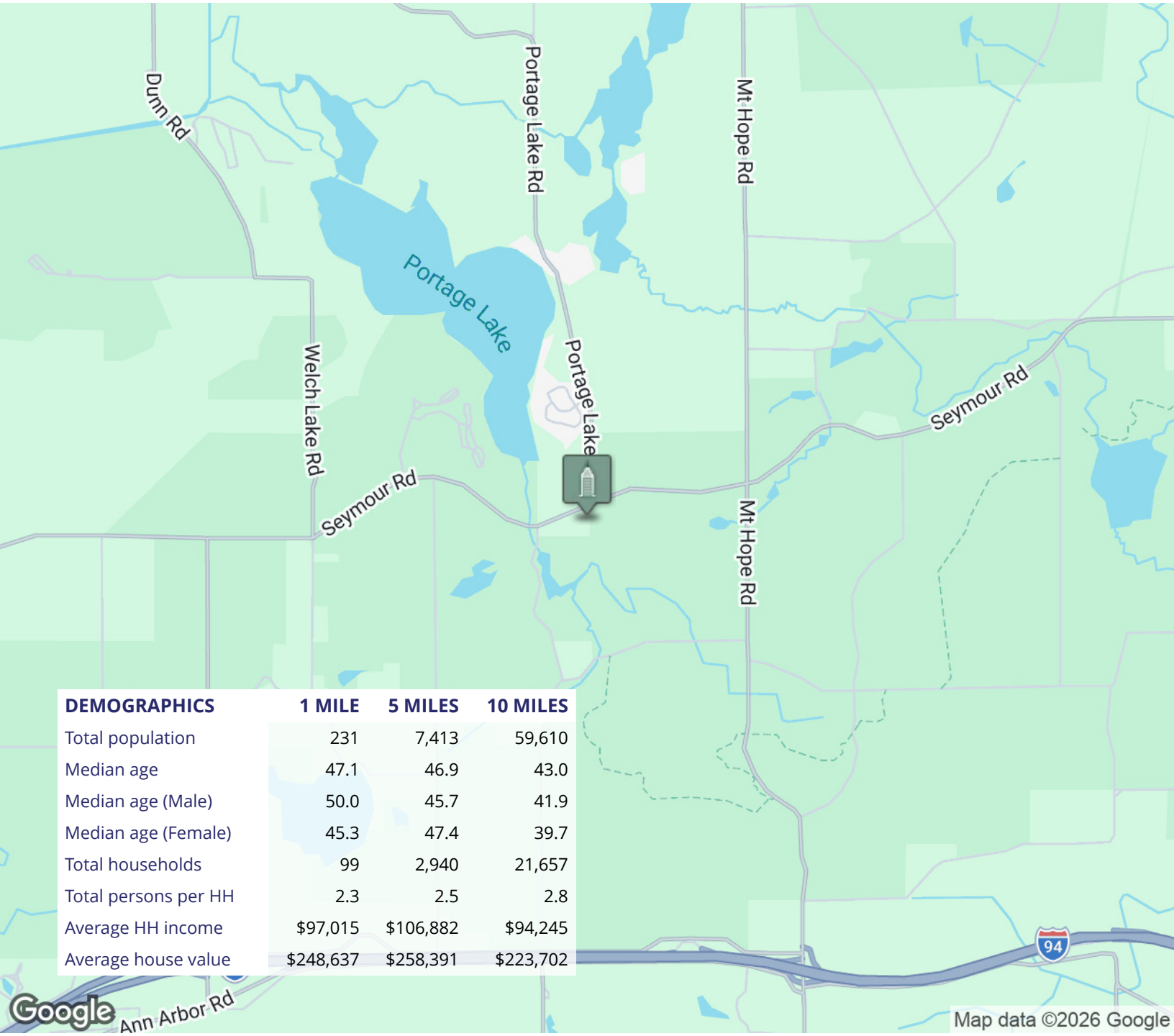
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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total population	231	7,413	59,610
Median age	47.1	46.9	43.0
Median age (Male)	50.0	45.7	41.9
Median age (Female)	45.3	47.4	39.7
Total households	99	2,940	21,657
Total persons per HH	2.3	2.5	2.8
Average HH income	$97,015	$106,882	$94,245
Average house value	$248,637	$258,391	$223,702

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