

Turn Key Restaurant Business & Real Estate

12227 Seymour Road, Grass Lake, MI 49240



FOR SALE



OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	1.086 Acres
Building Size:	3,414 SF
Parcel Number:	10-05-351-001-01
Zoning:	Local Commercial District

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
- Located within Waterloo Recreation Area
- Indoor dining plus covered outdoor patio
- Additional outdoor seating and smoker station
- Private game room/event space
- Landscaped grounds with pond and lounge area
- Ample on-site parking
- Horse access/parking from Waterloo Trail
- Well and septic
- Strong destination dining and event potential

Charlie Koenn

734.926.0230

ckoenn@swishercommercial.com

Jeff Evans

734.926.0222

jeffevans@swishercommercial.com

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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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PROPERTY DESCRIPTION

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



LOCATION DESCRIPTION

Portage Lake Parlor is located within Waterloo Township, positioned along a scenic recreational corridor with access to lakes, trails, and camping areas. The property benefits from visibility and accessibility along Seymour Road and is conveniently located within driving distance of Jackson, Chelsea, and Ann Arbor. Its setting within a high-traffic outdoor recreation area makes it well suited for restaurant, bar, and event-driven uses.



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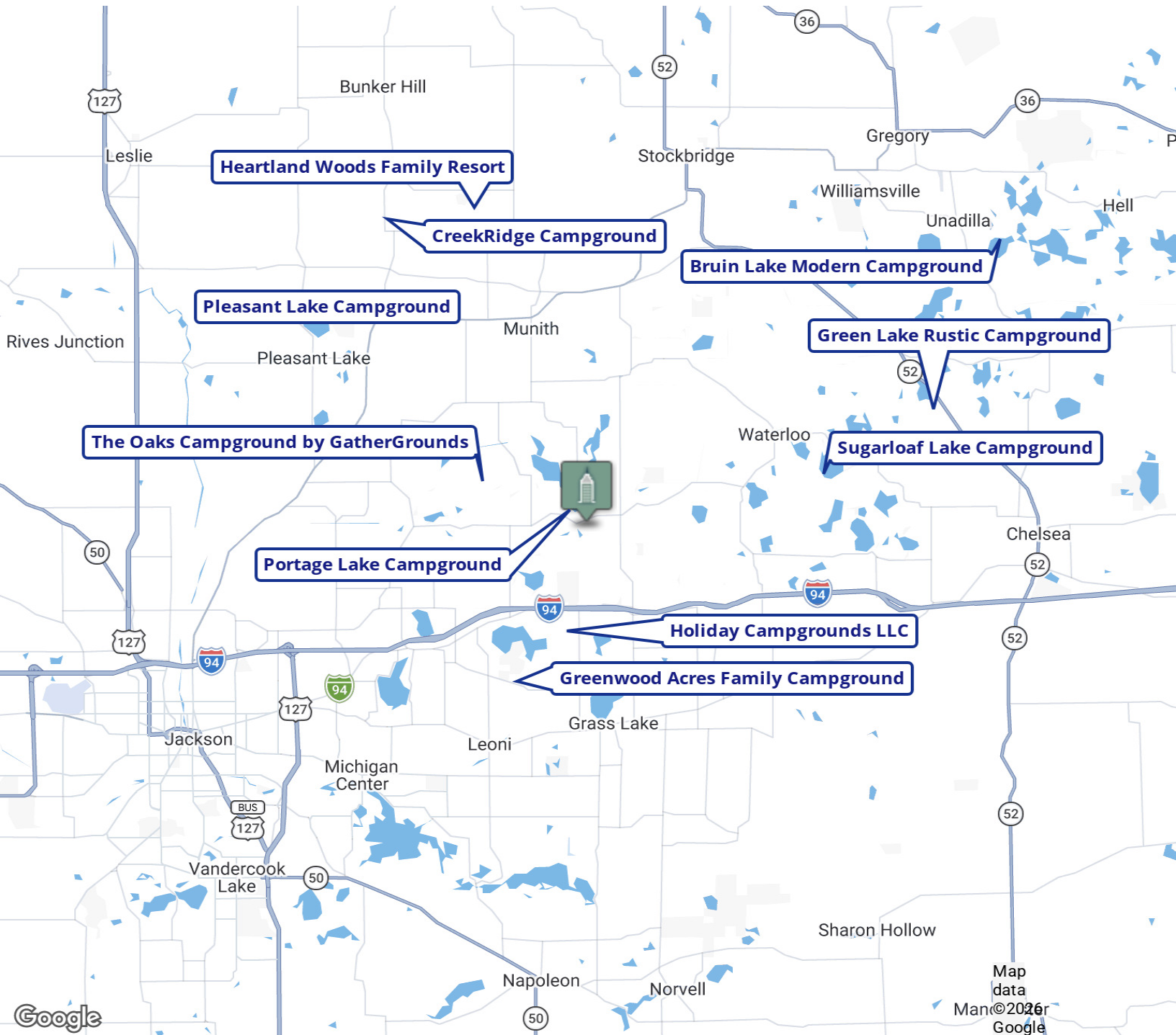
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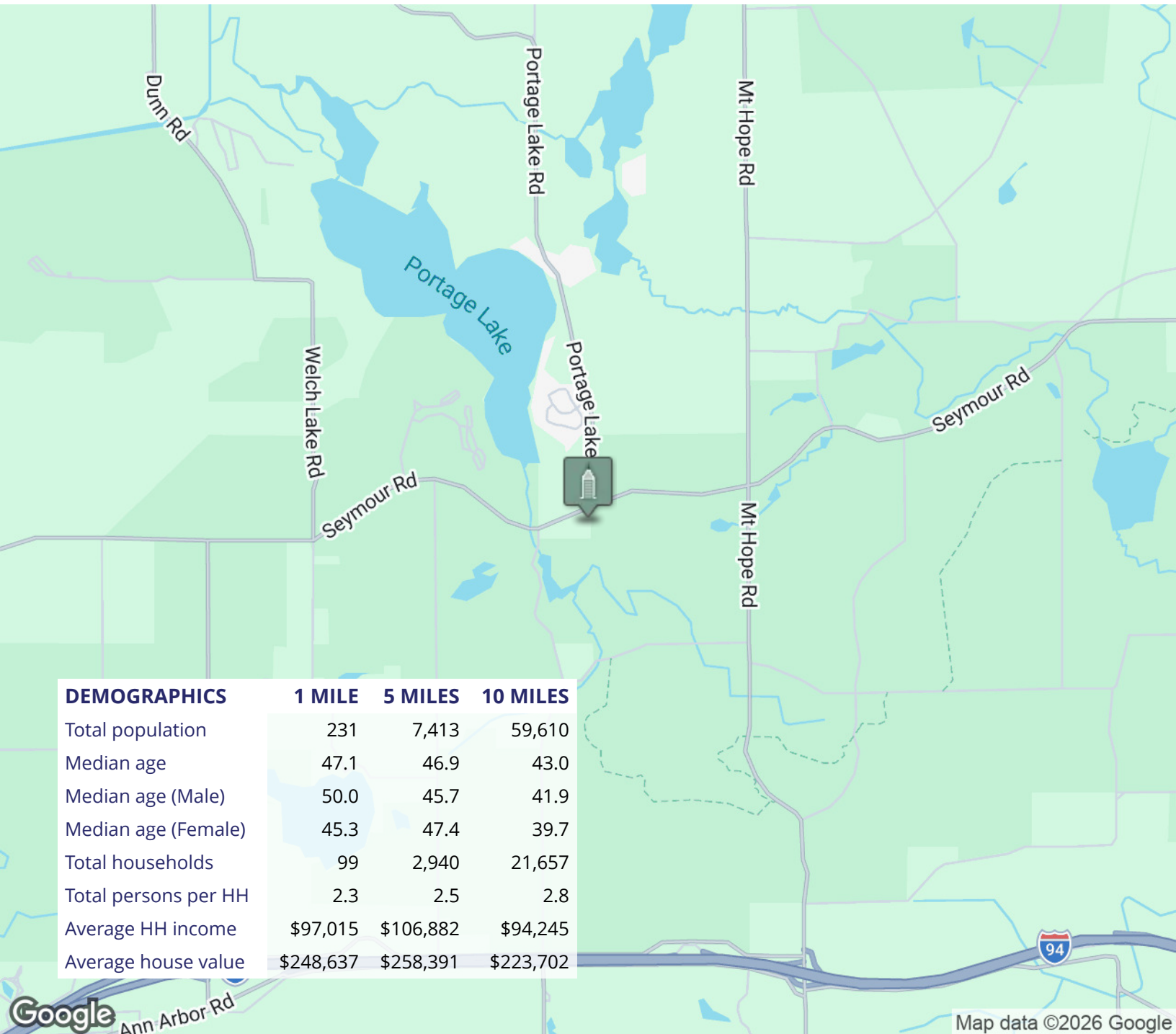
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