



**PRICE REDUCED!**

# PILOT

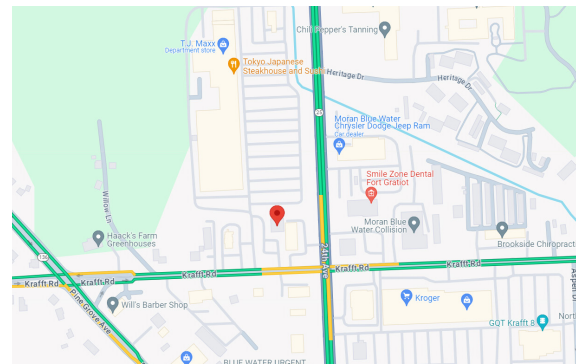
PROPERTY GROUP

## GREAT LOCATION - FORMER HOOTER'S 3024 KRAFFT ROAD, FORT GRATIOT, MI 48059

### PROPERTY OVERVIEW:

This former Hooters building presents an exceptional opportunity for both owner-users and investors. Whether you're looking to start a new business or expand it, this property offers unmatched visibility and is surrounded by strong demand drivers that you will need. It's an ideal location for a new bar or restaurant to tap into the existing customer base and benefit from the robust tenant synergy in the area. Don't miss out on this prime location!

Property Type: ..... Commercial/Retail  
Cross Streets: ..... Krafft Road and 24th Ave (M-25)  
Total Square Footage: ..... 4,122  
Minimum Square Footage: . . . 4,122  
Maximum Square Footage: . . . 4,122  
Parcel Size: ..... 0.94 Acres  
Lot Size: ..... 145' x 280'  
Year Built: ..... 2002  
Zoning: ..... C-2  
Parking Spaces: ..... Ample  
Heat Type: ..... GFA  
Property Taxes: ..... \$10,634  
Sale Price: ..... ~~\$650,000.00~~ **\$575,000.00**



### AGENT CONTACT INFO

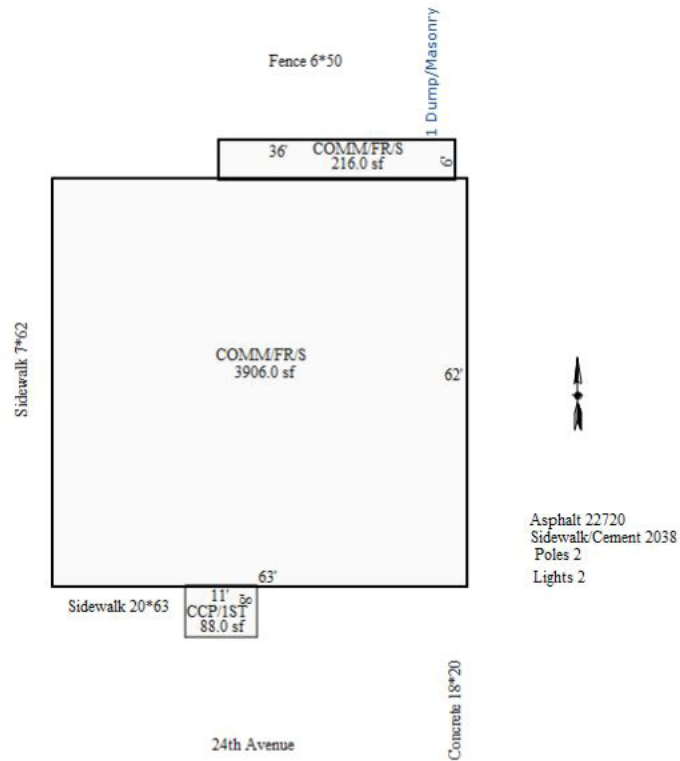
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*Matching the right people to the right place.*

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## BUILDING SKETCH



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## TRADE AREA



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