



Colliers



Afternoon Delight business for sale

251 E Liberty Street
Ann Arbor, Michigan

Rare opportunity to acquire a long-standing downtown Ann Arbor restaurant business, fully equipped with seating for 96 and all FF&E included. The business is well-positioned for continued success in one of the city's most visible and high-traffic locations.

Accelerating success.

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Colliers Ann Arbor

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251 E Liberty St
Ann Arbor, MI

Established Ann Arbor Restaurant

This turnkey restaurant has been serving the Ann Arbor community since 1978, building a loyal customer base and a strong local reputation over decades of operation. Offering breakfast, lunch, and catering services, it is a long-time Ann Arbor favorite and a well-established business with a proven track record of success.

Fully Equipped Facility Included

The sale includes all furniture, fixtures, and equipment (FF&E). The leased space features a fully equipped commercial kitchen, dedicated storage areas, and a catering preparation space designed to support both dine-in and off-site food service operations.

Prime Downtown Corner Location

Ideally situated at the highly visible corner of E Liberty St and S Fifth Ave in downtown Ann Arbor, this location benefits from exceptional exposure and strong pedestrian and vehicle traffic.

Parking

The leased restaurant space includes 4 parking spaces, a valuable amenity in the downtown market.

Spacious Dining Capacity

The restaurant offers seating for up to 96 customers, providing ample room to accommodate daily dining traffic and special events. The generous seating capacity supports strong revenue potential while maintaining a comfortable dining experience for guests.

Disclaimer

Business sale only. Real estate is not included. Purchaser acknowledges that any occupancy beyond the seller's current lease term shall be subject to a separate agreement with the landlord. Purchaser is responsible for negotiating such agreement. Seller does not guarantee lease assignment, renewal, extension, or future tenancy.

Business Sale Price

\$400,000



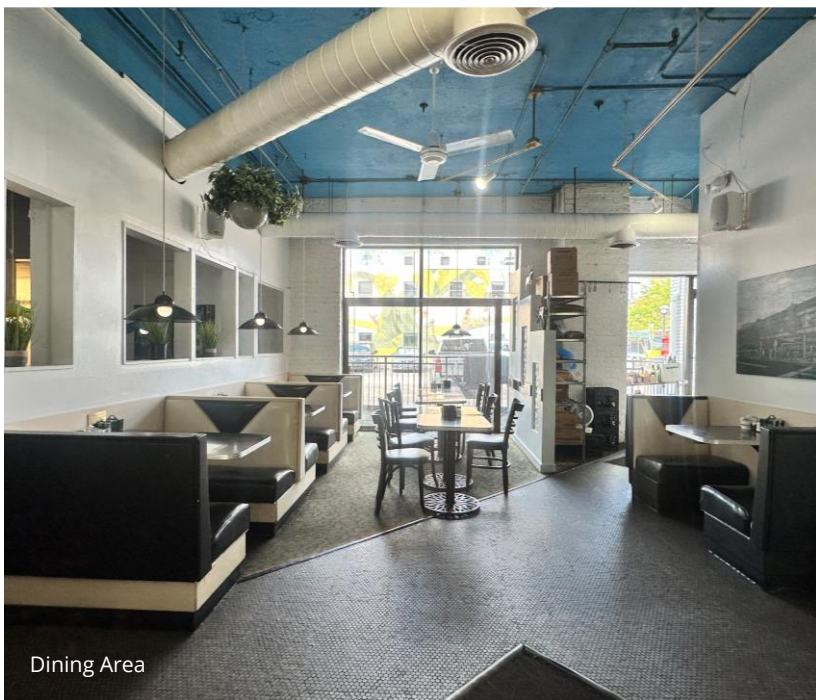
Entrance



Ordering



Dining Area



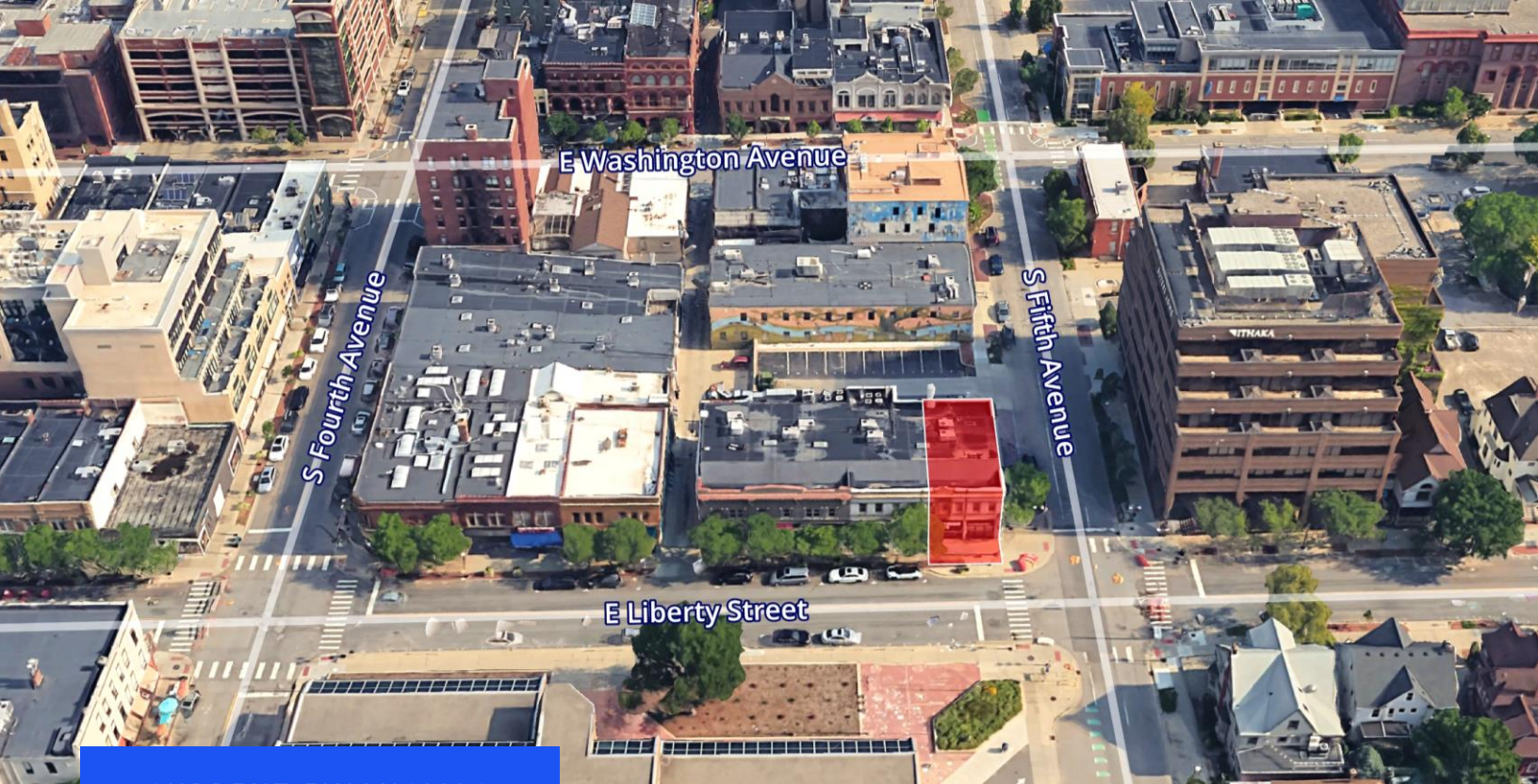
Dining Area



Secure Employee Parking

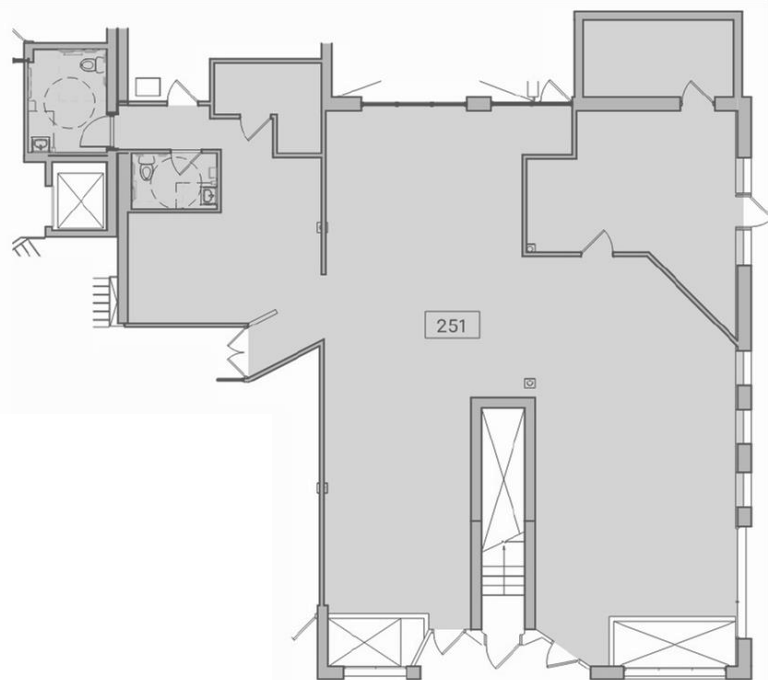


Storage and Catering Prep

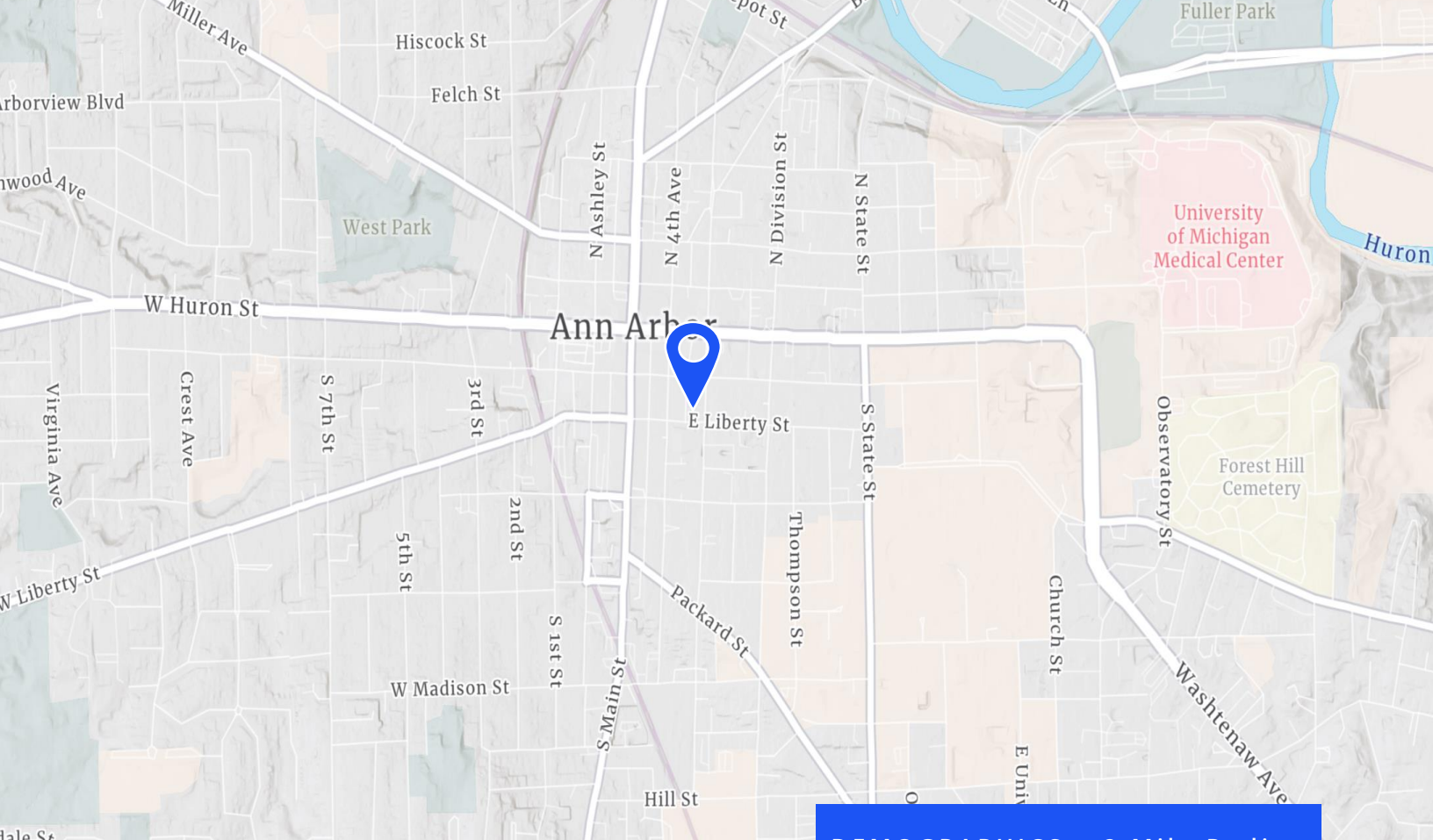


CURRENT FINANCIALS

Sale Price (Business)	\$400,000
Lease Expiration Date	December 31, 2027
Restaurant SF	±2,918 SF
Base Rent	\$36.87 PSF
Lease Type	Triple net (NNN)
Lower-Level SF	±881 SF
Lease Rate	\$8.59 PSF
Lease Type	Gross
FF & E	Included
Additional Information	Available with a signed Confidential Agreement



Floor plan



DEMOGRAPHICS - 2 Mile Radius

Located in the heart of downtown Ann Arbor, Afternoon Delight sits within a highly accessible, dense, & educated urban area. Within a 2-mile radius, the location benefits from proximity to the University of Michigan, a large student and professional population, and a diverse resident base.

- Excellent transit access, with high Walk Score, bike connectivity, and nearby street and garage parking
- Downtown employers, retail, housing, and university facilities are all within minutes, creating a strong customer base
- Projected population growth 0.6% through 2030

Population	69,500
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Median household Income	\$80,100
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Total Housing Units	29,700
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Total Businesses	3,251
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Walk score	98/100
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Bike score	88/100
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Transit score	78/100
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