FOR SALE | ENTERTAINMENT / HOSPITALITY / ADAPTIVE REUSE

23925 Goddard Road

Taylor, Michigan 48180

A LOW ACQUISITION BASIS FOR AN ESTABLISHED COMMERCIAL LOCATION

Existing hospitality and entertainment infrastructure with adaptive-reuse potential

$199,000

ASKING PRICE



PROPERTY FEATURES

- **Affordable owner-user offering** priced at $199,000.
- **Approximately 3,010 SF** in a freestanding, one-story commercial building.
- **Existing bar and seating area** supports a ready-made hospitality layout.
- **Dedicated performance stage** suited to live music and entertainment programming.
- **One-story masonry construction** originally built in 1952.
- **Approximately 142 feet of Goddard Road frontage** reported by CoStar.
- **Two curb cuts** provide direct access along the corridor.
- **Near Telegraph Road** with convenient connections to I-94 and the region.
- **Enclosed outdoor patio or smoking area** complements the existing operation.
- **Adaptive-reuse opportunity** for other concepts, subject to municipal approval.

BROCK BEAN
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TDG COMMERCIAL REAL ESTATE
440 S Main St, Rochester, MI 48307
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OFFERING SUMMARY

A focused owner-user and adaptive-reuse opportunity

ASKING PRICE	BUILDING SIZE	YEAR BUILT	TRANSACTION
$199K	**3,010 SF**	**1952**	**SALE**
As provided by seller	Approximate	One-story masonry	Tours by appointment

OFFERING & ECONOMICS		BUILDING PROFILE	
ASKING PRICE	$199,000	**PROPERTY TYPE**	Freestanding bar / live-music venue
TRANSACTION	Sale	**APPROX. BUILDING SIZE**	3,010 SF
OCCUPANCY	Owner-occupied	**YEAR BUILT**	1952
TOURS	By appointment	**STORIES / CONSTRUCTION**	One story / masonry
PRIMARY PARCEL	60-058-01-0058-001	**ZONING SOURCE**	MT-1 per Regrid; verify uses

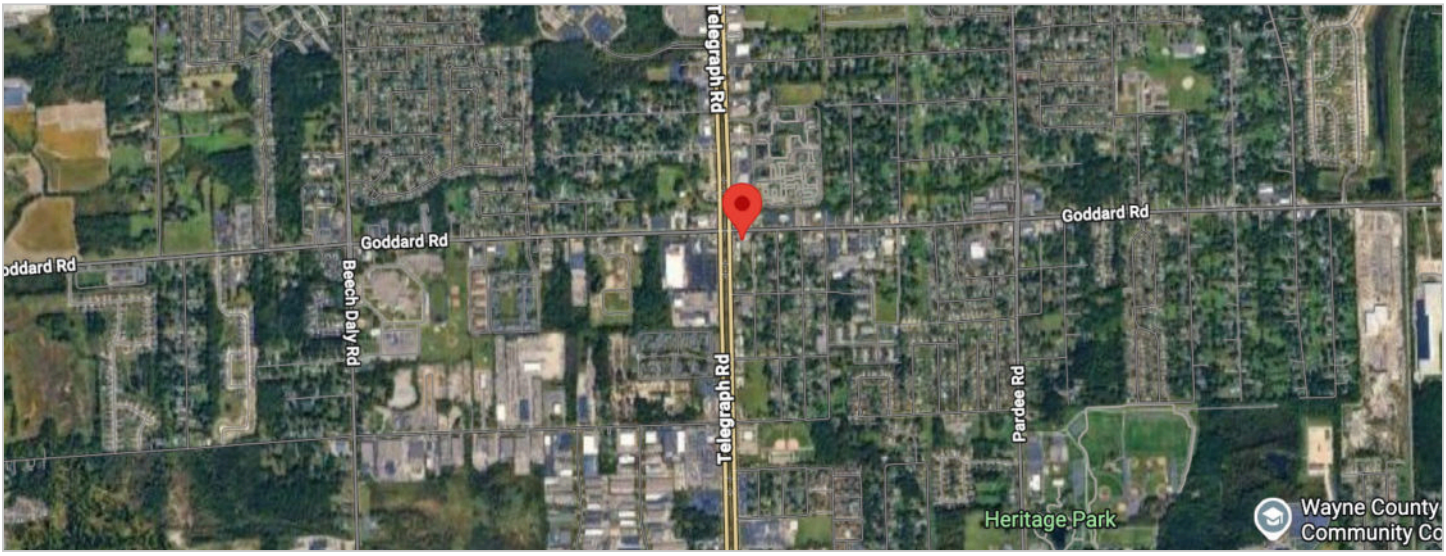
PROPERTY OVERVIEW

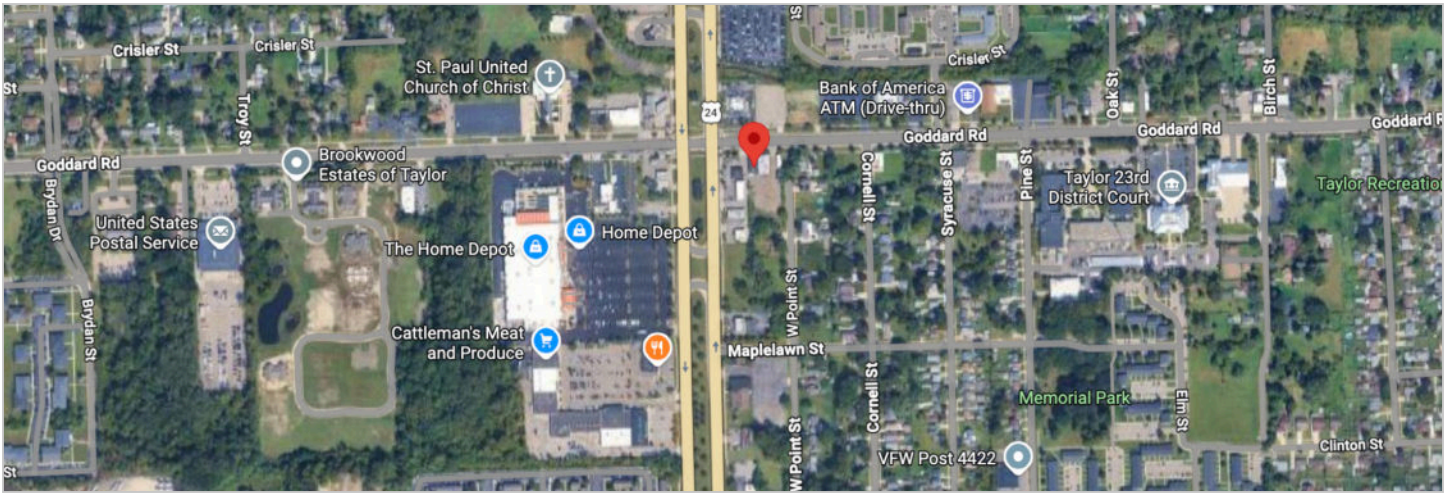
23925 Goddard Road is an approximately 3,010-square-foot freestanding commercial building currently configured as an owner-occupied bar, nightclub and live-music venue. The interior includes an existing bar, open seating, a dedicated performance stage, restrooms and support areas, while an enclosed outdoor patio or smoking area extends the current operating layout. Its low acquisition basis and established Goddard Road position may appeal to an operator seeking to continue a hospitality or entertainment use, or to an owner-user evaluating a retail, service, office or other adaptive-reuse concept, subject to City of Taylor approvals.

PARCEL AND PARKING CONFIRMATION: The offering documents identify the primary parcel above. A rear parcel appears in third-party records and may provide additional site or parking area, but its inclusion in the sale has not been confirmed. Buyers should verify the sale boundaries, acreage and parking before relying on them.

LOCATION AND TRADE AREA

Goddard Road at the Telegraph Road commercial corridor





GODDARD FRONTAGE

Approx. 142 feet

PROPERTY ACCESS

Two curb cuts

TELEGRAPH ROAD

Near the intersection

REGIONAL ACCESS

Convenient connection to I-94

DETROIT METRO AIRPORT

Approx. 8.6 miles / 14 min

REPORTED TRAFFIC

12,884 VPD on Goddard nearby

ACCESS SUMMARY: The property is positioned on Goddard Road near Telegraph Road, within an established mix of commercial and residential uses. CoStar reports nearby Goddard traffic of 12,884 vehicles per day and an approximately 8.6-mile drive to Detroit Metropolitan Airport. Traffic and travel data should be independently verified.

USE CASES AND BUYER PROFILES

Two potential paths for an owner-user purchaser

Track 1 | Hospitality & Entertainment

LEVERAGE THE EXISTING OPERATING LAYOUT

The current bar, open seating area and dedicated performance stage create a practical starting point for a buyer pursuing a hospitality or entertainment concept.

CANDIDATE BUYERS

- Bar, tavern or neighborhood hospitality operator
- Live-music, comedy or small-event venue operator
- Private club, social venue or entertainment concept

WHY THE PROPERTY FITS

- Existing bar and customer seating configuration
- Dedicated performance stage and open gathering area
- Enclosed outdoor patio or smoking area
- Freestanding building with direct Goddard Road access

Track 2 | Owner-User & Adaptive Reuse

REPOSITION THE BUILDING FOR ANOTHER COMMERCIAL CONCEPT

At a low acquisition basis, the freestanding building may offer an owner-user a path to reconfigure the space around a different customer-facing or service-oriented operation.

CANDIDATE BUYERS

- Retail or specialty-service owner-user
- Office, studio or community-oriented operator
- Buyer considering renovation or redevelopment

WHY THE PROPERTY FITS

- Approximately 3,010 SF in a one-story footprint
- Masonry construction and flexible open areas
- Prominent frontage near the Telegraph Road corridor
- Multiple access points and established commercial setting

USE VERIFICATION: Suggested uses are illustrative only. Continued or new uses, occupancy, parking, signage and redevelopment plans are subject to zoning, licensing and municipal approval.

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EXTERIOR AND SITE PHOTOS

Frontage, approach, elevations and enclosed outdoor area

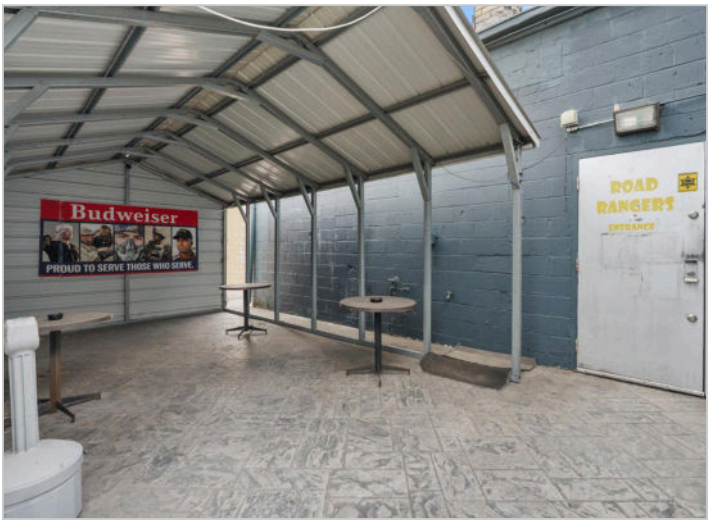








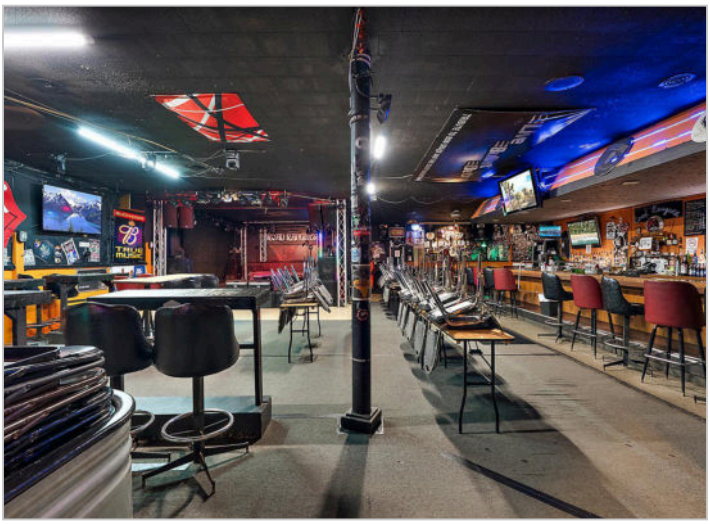


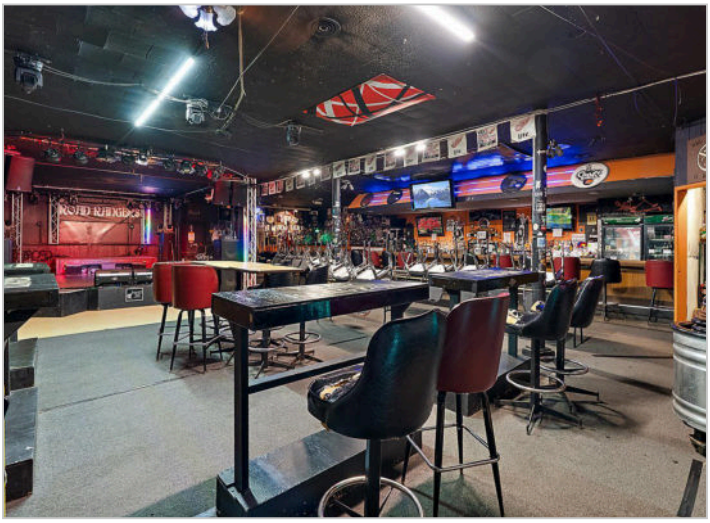


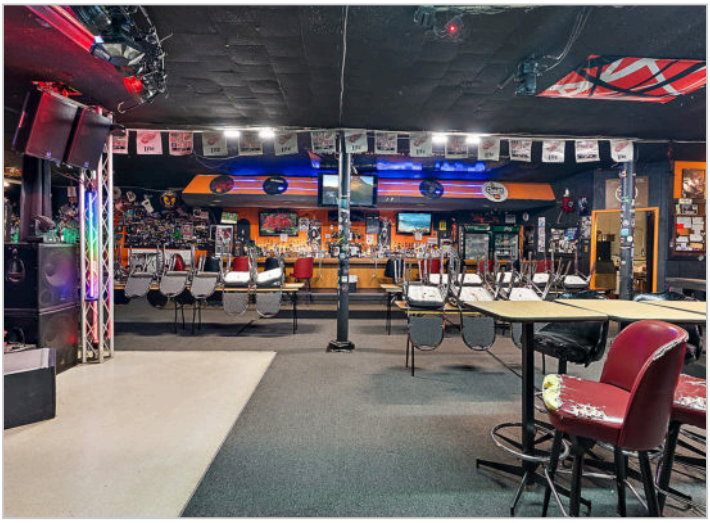
BAR AND INTERIOR PHOTOS

Open seating, bar service area and customer-facing layout









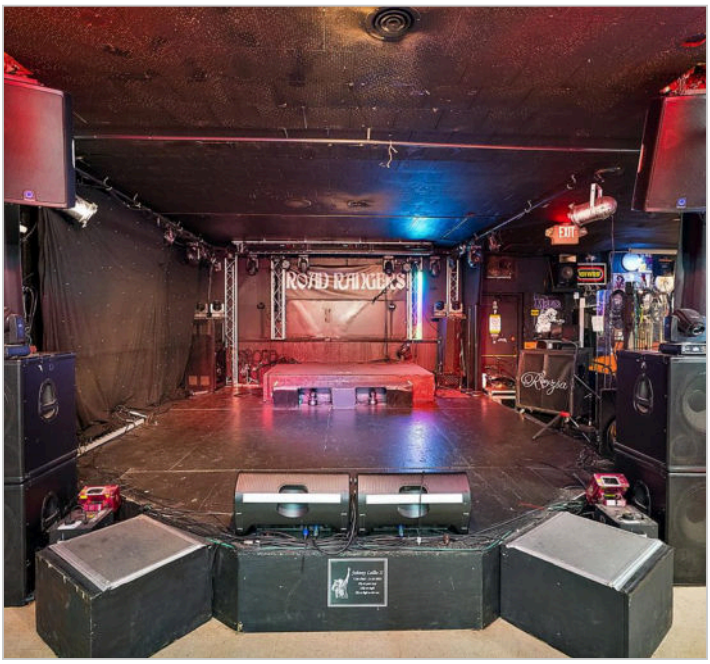


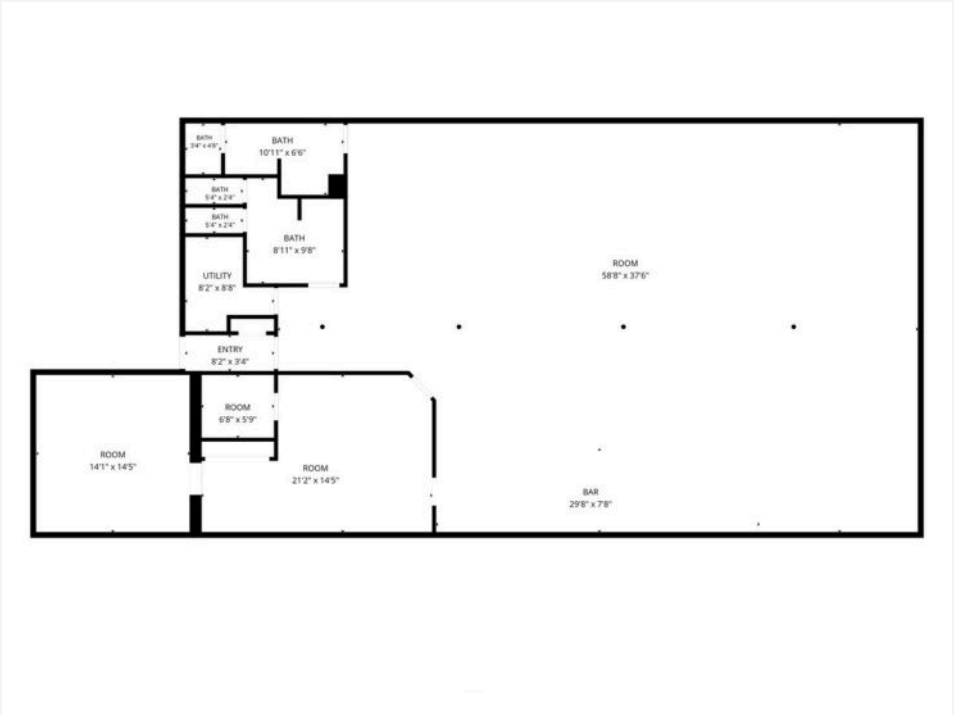


PERFORMANCE AREA AND EXISTING FLOOR PLAN

Current entertainment layout and source-provided plan



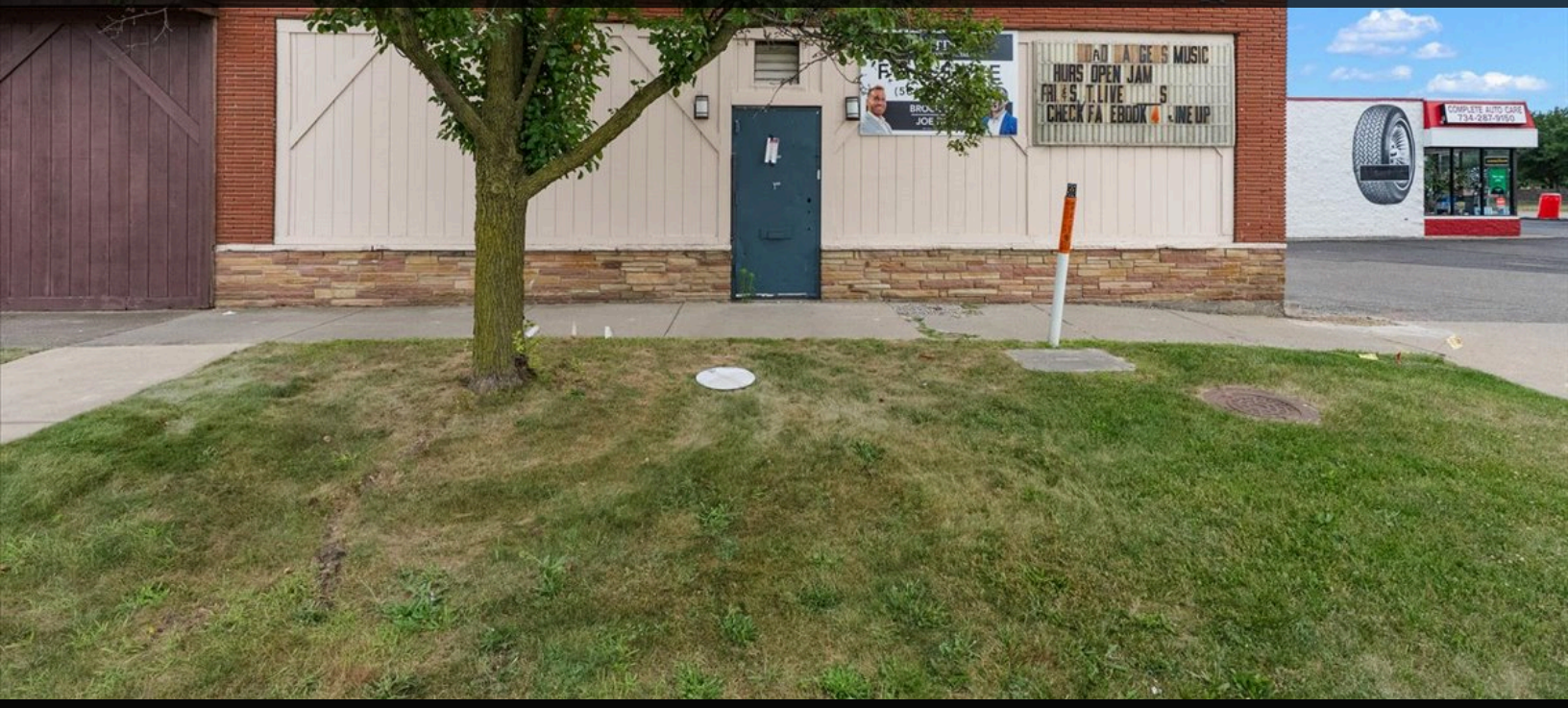




FLOOR PLAN NOTICE: The plan was provided with the property materials and is included for general reference only. Dimensions, room labels, walls, systems and existing conditions should be independently field verified; plan is not represented as survey-grade or to scale.

23925 GODDARD ROAD

TAYLOR, MICHIGAN | OFFERED FOR SALE AT $199,000



PROPERTY TOURS & INFORMATION

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Listing Broker

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DISCLAIMER: This offering memorandum has been prepared by TDG Commercial Real Estate solely for informational purposes. Information is believed reliable but has not been independently verified and is subject to change, withdrawal, correction or prior sale without notice. Prospective purchasers should conduct their own due diligence, including verification of building dimensions and condition; zoning and permitted uses; licensing; environmental matters; financing; and all parcel, acreage, parking and site-boundary matters. The rear parcel and any parking area shown in property imagery are not represented as included unless confirmed in writing. Neither the owner nor broker makes any warranty or representation.