

**MOTIVATED SELLER!**  
**TURN KEY BAR & RESTAURANT OPPORTUNITY IN THE HEART OF CROSWELL**  
**53 N Howard Avenue • Croswell, MI 48422**

**REDUCED PRICE!**



**AGENT CONTACT INFO**

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# PILOT

## PROPERTY GROUP

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# PROPERTY SUMMARY

## PLENTY OF OUTDOOR PATIO SEATING & ENTERTAINMENT SPACE!

### 53 N HOWARD AVENUE, CROSWELL, MI 48422

After 34 incredible years, the owners of the Thumbs Up Bar are ready to pass the torch. Located in the vibrant heart of Croswell, Michigan, this well-established bar and restaurant is a local favorite and a staple in the community.

Fully remodeled inside and out in 2018, the property blends modern updates with hometown heroes, offering a fresh and inviting atmosphere for patrons. This thriving location includes everything you need to hit the ground running—real estate, building, business, Class "C" liquor license, and all equipment are included in the sale. Seller will consider any reasonable offer.

This is a rare, turn-key opportunity to own a proven, profitable hospitality business with a loyal customer base and strong community presence. Whether you're a seasoned operator or an aspiring entrepreneur, Thumbs Up Bar is ready for your next chapter.

Property Type: ..... Bar/Tavern/Restaurant  
Building Name: ..... Thumbs Up Bar  
Cross Streets: ..... South of Wells Street on Howard Avenue  
Total Square Footage: ..... 6,392  
Office Square Footage: ..... 120  
Year Built: ..... 2019  
Parcel Size: ..... 66'x199'  
Zoning: ..... Commercial  
Ceiling Height: ..... Less than 16'  
Heat Type: ..... GFA  
Power: ..... 220 Volt  
Parking Spaces: ..... 50+ lot on site plus off site city parking  
Property ID: ..... 76-310-100-006-014-00  
Property Taxes: ..... 2023: \$3,595  
Sale Price: ..... ~~\$745,000.00~~ **\$695,000.00**



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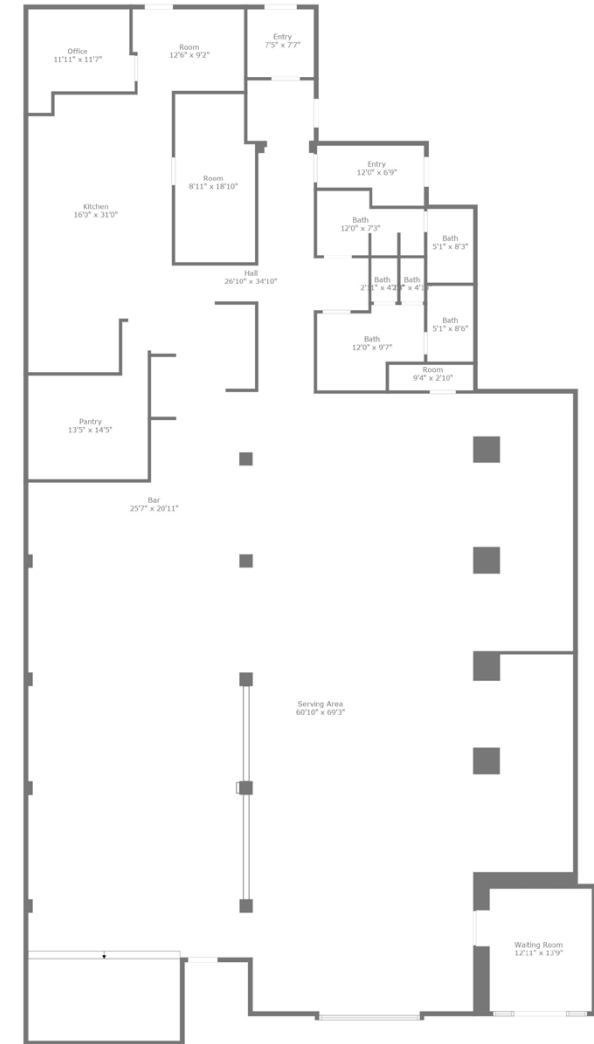
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# SITE & FLOOR PLAN



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# AREA & DEMOGRAPHICS

## Croswell, Michigan

Croswell, originally known as Black River, was established in 1845. Later it was known as Davisville, after the town's first postmaster. In 1877 it was renamed Croswell, in honor of Governor Charles Croswell. The town incorporated as a city in 1881.

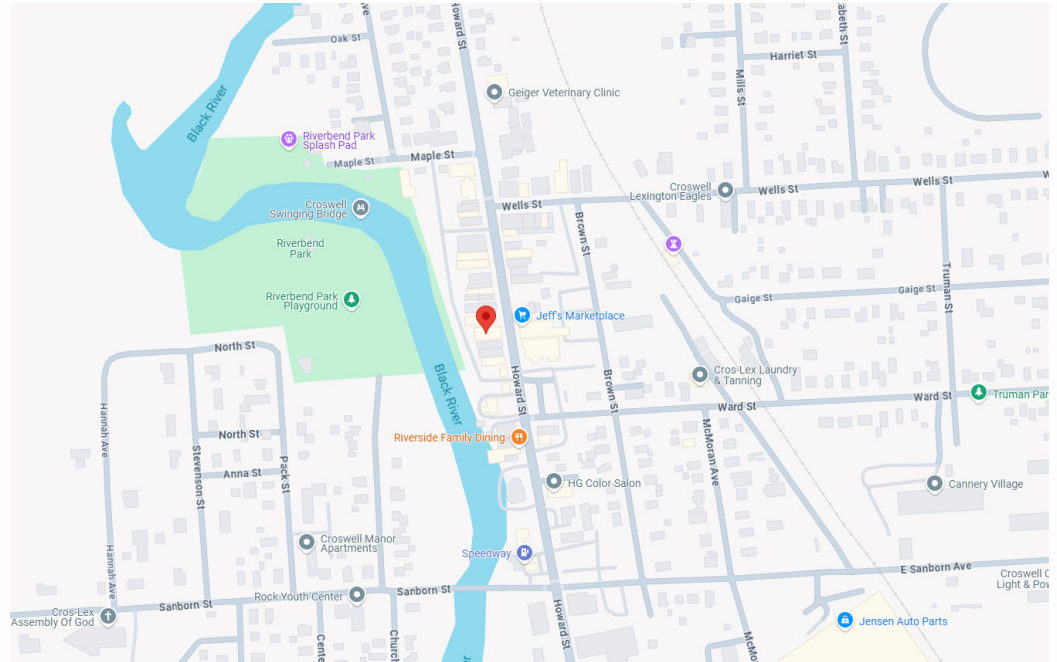
The city has a total area of 2.41 square miles, and is considered to be part of the Blue Water Area of the Thumb of Michigan, which in turn is a subregion of the Flint/Tri-Cities.

## Demographics

As of the 2010 census, there were 2,447 people, 971 households, and 649 families living in the city. The population density was 1,068.6 inhabitants per square mile. There were 1,120 housing units at an average density of 489.1 units per square mile.

There were 971 households, of which 35.2% had children under the age of 18 living with them, 45.8% were married couples living together, 14.8% had a female householder with no husband present, 6.2% had a male householder with no wife present, and 33.2% were non-families. 27.9% of all households were made up of individuals, and 11.6% had someone living alone who was 65 years of age or older. The average household size was 2.51 and the average family size was 3.00.

The median age in the city was 38.8 years.



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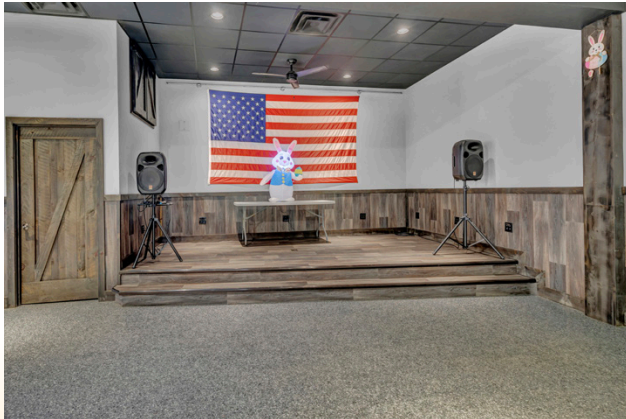
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# GALLERY



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