

BUSINESS OPPORTUNITY

Colliers



Shalimar Restaurant

307 S Main Street, Ann Arbor MI



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EXECUTIVE SUMMARY

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Shalimar Restaurant

OFFERING SUMMARY

Shalimar Restaurant, located at 307 S. Main Street in downtown Ann Arbor, is a well-established Indian dining establishment, known for its North Indian, Tandoori, and Mughlai cuisines. Positioned along Ann Arbor's premier restaurant corridor, the business benefits from exceptional exposure to University of Michigan students and faculty, downtown office workers, residents, tourists, and events. The location benefits from steady, year-round demand driven by local nightlife, major sporting events, graduation ceremonies, conferences, and the renowned Ann Arbor Art Fair—creating a diverse and dependable customer base.

The restaurant features a full kitchen with two (2) hoods, walk-in cooler, versatile layout that supports both daily operations and private events. A dedicated lower-level event space with a full bar provides additional revenue opportunities through group dining, private parties, and special events. An on-site elevator ensures accessibility for all guests.

With an established brand, loyal customer base, high-traffic location, and proven restaurant history, Shalimar offers investors or restaurant operators rare opportunity to acquire a stabilized, income-producing restaurant in Ann Arbor's most desirable restaurant location. The name already attracts seasoned locals and frequent visitors as it's an Ann Arbor staple from over 10 years of successful operation.





FOR SALE

Shalimar Restaurant

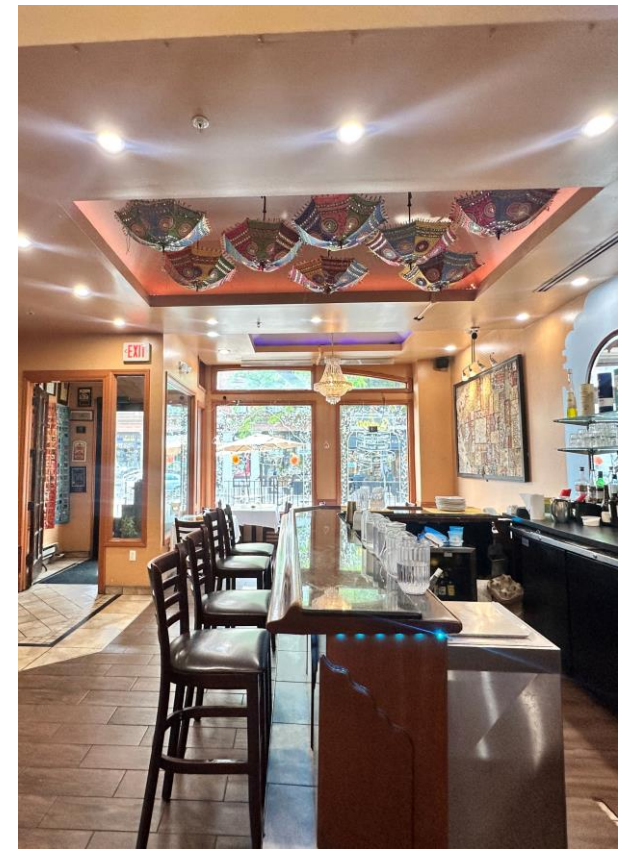
PROPERTY HIGHLIGHTS

- $\pm 2,630$ SF Main Level / $\pm 2,373$ SF Lower Level
- Full Kitchen with 2 Hoods, Walk-In Cooler and Standalone Freezer with Kitchen on Main and Lower Levels
- Versatile Seating, Bar with New Coolers, Restrooms, Additional Lower-Level Seating and Bar for Events or Large Parties
- Building Elevator Accessible for all Guests
- Prime Main Street Location, Surrounded by Established Restaurants, Retail, and Businesses with Nearby Residential Neighborhoods and Student Housing, and Adjacent from The Ark – Concert Venue
- Additional Information Available Upon Signed Confidentiality Agreement
- Sale Includes Business Entity, Liquor Licenses, Fixtures, Furniture, and Equipment
- Owner Financing Available to Qualified Buyer
- Contact Broker for Sale Price



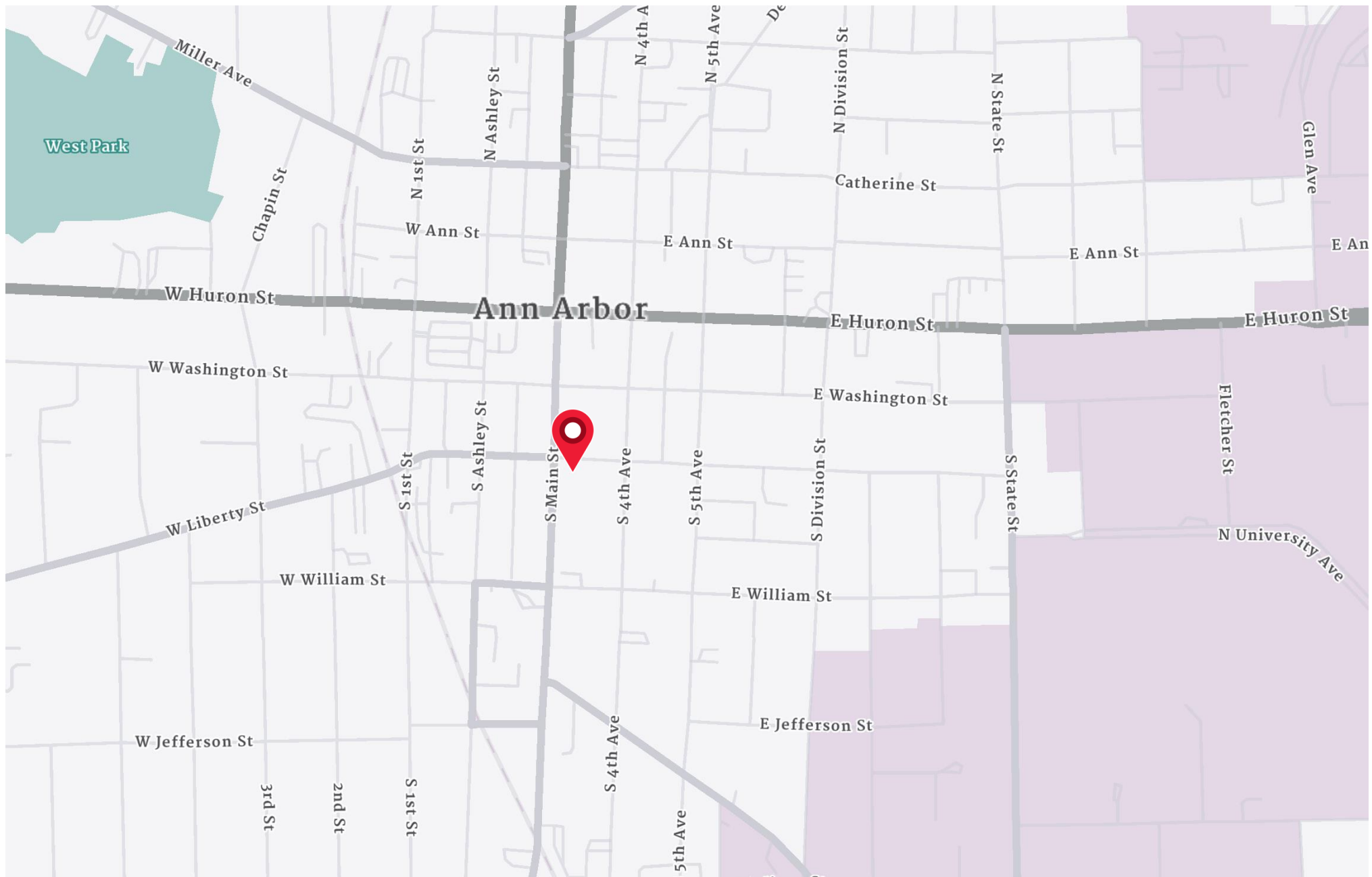
FOR SALE

Shalimar Restaurant



FOR SALE

Shalimar Restaurant



LOCATION MAP

Shalimar Restaurant



PROPERTY AERIAL

Shalimar Restaurant – Business Opportunity



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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.