

A wide-angle photograph of the Saigon Social House restaurant and bar. The interior features a long wooden bar with a dark countertop, lined with high-top stools that have brown leather upholstery and orange seats. Behind the bar, shelves are stocked with various bottles of alcohol. The dining area is furnished with square tables and chairs that have wooden backs and black seats. The floor is covered in large, light-brown square tiles. Decorative elements include large, colorful paper umbrellas (yellow, orange, and pink) hanging from the ceiling. The lighting is warm and ambient.

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Saigon Social House business for sale

521 E Liberty Street
Ann Arbor, Michigan

An excellent opportunity to acquire a turnkey, modern Vietnamese restaurant and bar in the heart of downtown Ann Arbor. Prime location, just steps from the University of Michigan campus. This high-profile location offers unmatched exposure in one of Ann Arbor's most vibrant and dynamic districts.

Accelerating success.

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521 E Liberty St Ann Arbor, MI

Modern Vietnamese Restaurant & Bar

Saigon Social House is a contemporary Vietnamese restaurant and bar offering a unique dining experience in one of Ann Arbor's most vibrant districts. This established business presents an opportunity for an owner-operator to acquire a turnkey hospitality concept.

Turnkey Restaurant Opportunity

The 1,864 SF space includes furniture, fixtures, and equipment (FF&E), allowing for a seamless transition and immediate operation. The thoughtfully designed layout provides a welcoming atmosphere for both dining and social gatherings. Liquor license included.

Premier Downtown Ann Arbor Location

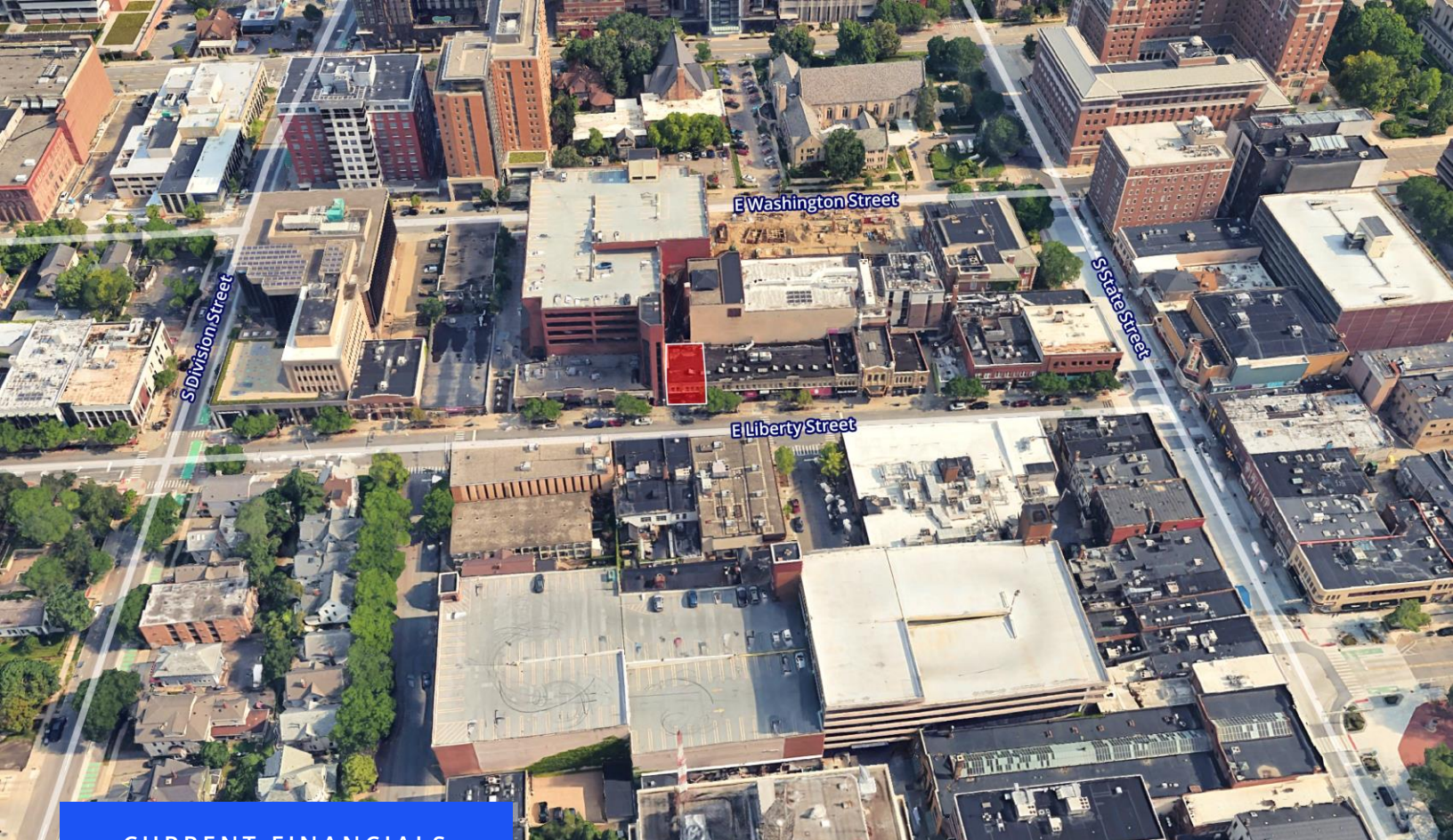
Ideally situated on E. Liberty Street between S. State Street and Thompson Street, the property benefits from exceptional visibility and foot traffic. Just steps from the University of Michigan campus and surrounded by established retailers, restaurants, and businesses, the location attracts a steady flow of students, professionals, residents, and visitors year-round.

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.

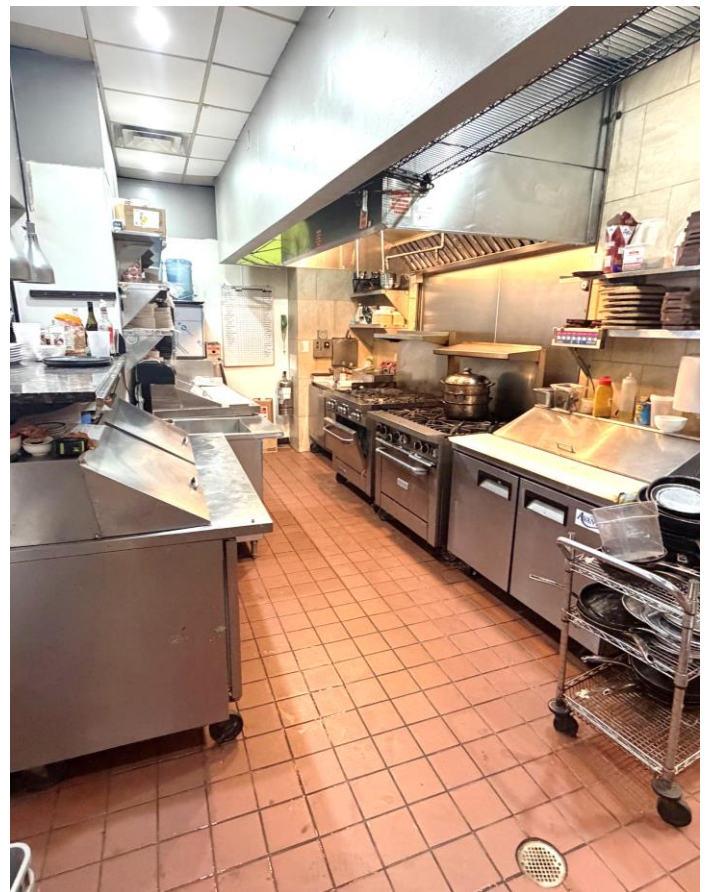
Business Sale Price

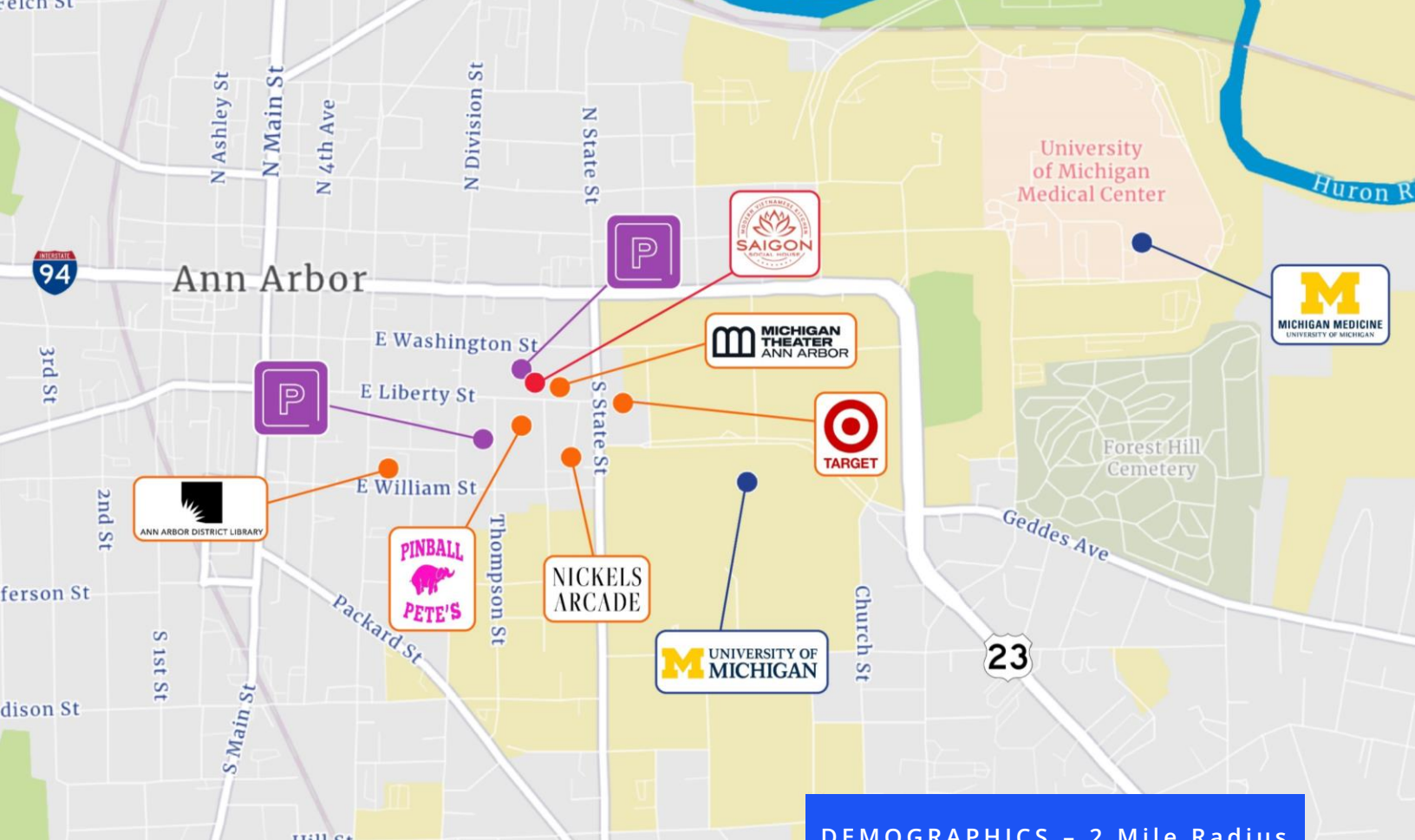
\$300,000



CURRENT FINANCIALS

Sale Price (Business)	\$300,000
Lease Expiration Date	July 31, 2030
Restaurant SF	±1,864 SF
Base Rent	\$58.23 PSF
Lease Type	Triple net (NNN)
FF & E	Included
Liquor License	Included
Additional Information	Available with a signed Confidential Agreement





Located in the heart of downtown Ann Arbor, this prime location offers direct access to the University of Michigan, major employers, retail destinations, and dense residential neighborhoods, providing a strong and diverse customer base with exceptional visibility.

- Excellent transit access, featuring a high Walk Score, strong bike connectivity, and convenient street and garage parking.
- Minutes from downtown businesses, housing, retail, and the University of Michigan facilities, which employ over 37,000 people in the area.
- Over 790,000 visits in the area during the past six months.

Population 68,243

Median household Income \$79,179

Total Housing Units 29,142

Total Businesses 3,158

Walk score 98/100

Transit score 78/100

Bike Score 89/100

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