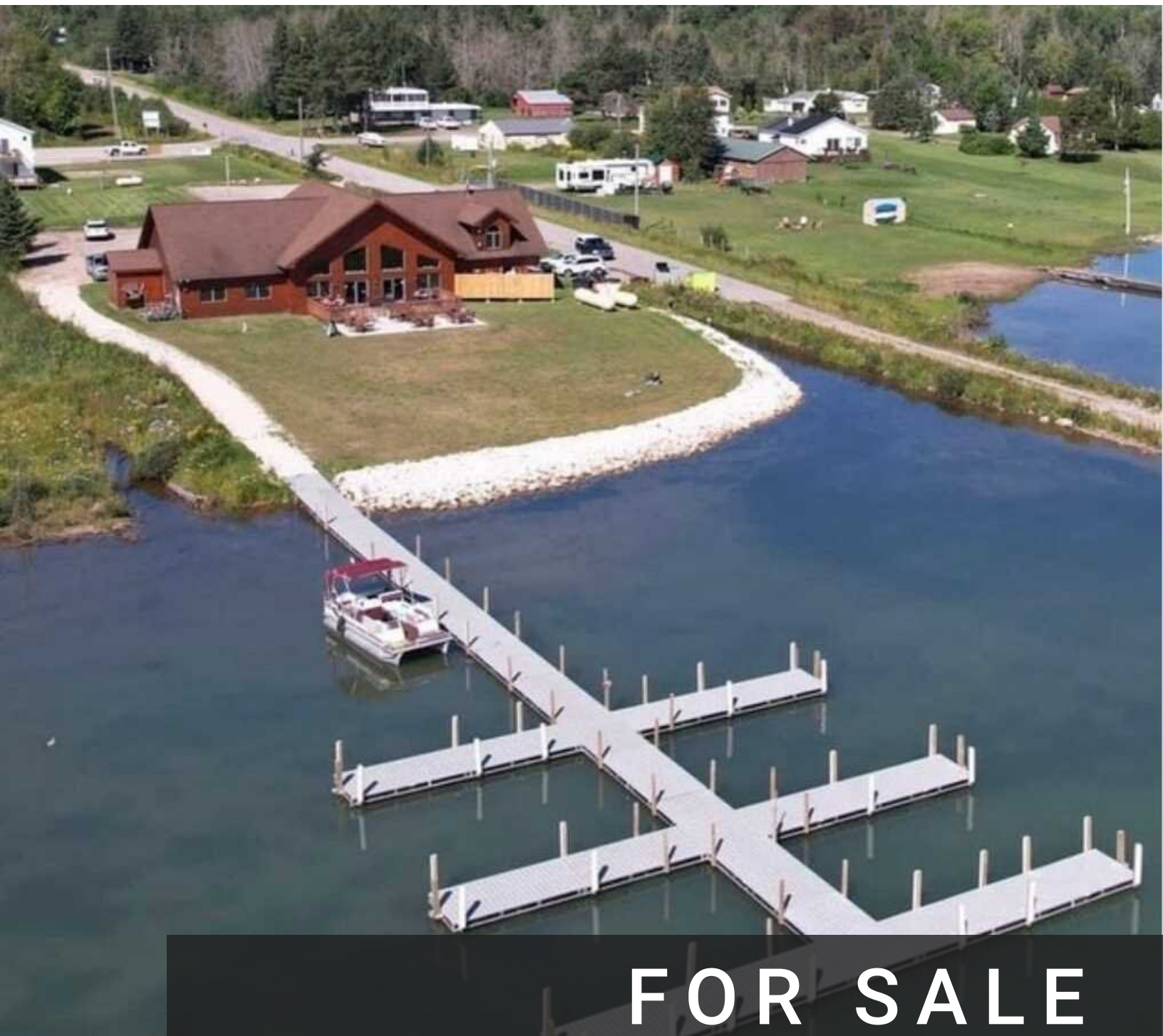


COMMERCIAL OPPORTUNITY

PRIME WATERFRONT RESTAURANT AND DUPLEX ON ST. MARY'S RIVER



FOR SALE

KW COMMERCIAL | NORTHERN MICHIGAN

405 E. Easterday Ave.
Sault Sainte Marie, MI 49783



Each Office Independently Owned and Operated

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Cozy Corners | 6800 East 15 Mile Road | Barbeau, MI 49710



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Property Summary

Cozy Corners - 6800 E 15 Mile Road, Barbeau, MI 49710



Property Summary

Building SF:	3,520 SF
Lot Size:	1.6 Acres
Parking Spaces:	25+
Parking:	On-Site
Price:	\$1,295,000
Year Built:	2005
Zoning:	C1 - General Commercial

Property Overview

Investment Highlights

- Turnkey, profitable waterfront restaurant with established brand
- Prime St. Mary's River frontage with unobstructed channel views
- Indoor seating for 92 plus expansive outdoor dining
- 10 dedicated boat slips with direct access
- Direct ATV & snowmobile trail access
- Liquor license included
- FF&E included
- Onsite duplex rental for added income
- High visibility location attracting locals and travelers
- Featured on America's Best Restaurants
- Popular seasonal events driving repeat business
- Dock included

Property Description

Cozy Corners is positioned in the heart of Barbeau, a scenic waterfront community along the St. Mary's River in Michigan's eastern Upper Peninsula. This location offers direct proximity to one of the region's most iconic waterways—the St. Mary's River Shipping Channel—where international freighters travel between Lake Superior and Lake Huron. The steady movement of Great Lakes vessels provides a unique backdrop and draws visitors who come specifically to watch ships pass just offshore.

The surrounding area blends rural character with strong recreational appeal. Barbeau is known for its fishing, boating, snowmobiling, and year round outdoor activities, making it a favored destination for locals, tourists, and seasonal residents. The property sits within convenient reach of Sault Ste. Marie, offering access to services, tourism traffic, and the economic activity generated by the Soo Locks.

With its waterfront setting, visibility along a major shipping route, and connection to the region's recreational network, this location supports both lifestyle enjoyment and strong commercial potential.



Property Description

An on property duplex adds meaningful revenue potential, offering two fully furnished units designed for year round or seasonal rental demand. The lower level is a two bedroom unit and provides convenient ground floor access, while the second floor unit is one bedroom and features elevated views and a comfortable layout. Both units include decks overlooking the water, creating an appealing setting for tenants and short term guests seeking a true Upper Peninsula waterfront experience.

The duplex also includes an on site garage that serves as valuable storage space for tenants or for operational use. With turnkey furnishings, water views, and flexible rental appeal, this duplex delivers a reliable supplemental income stream that enhances the overall desirability of the property.

Property Photos

Cozy Corners - 6800 E 15 Mile Road, Barbeau, MI 49710



Turnkey Features

Cozy Corners - 6800 E 15 Mile Road, Barbeau, MI 49710



Expansive Commercial Kitchen



Spacious Dining Area



Bar Area and Liquor License



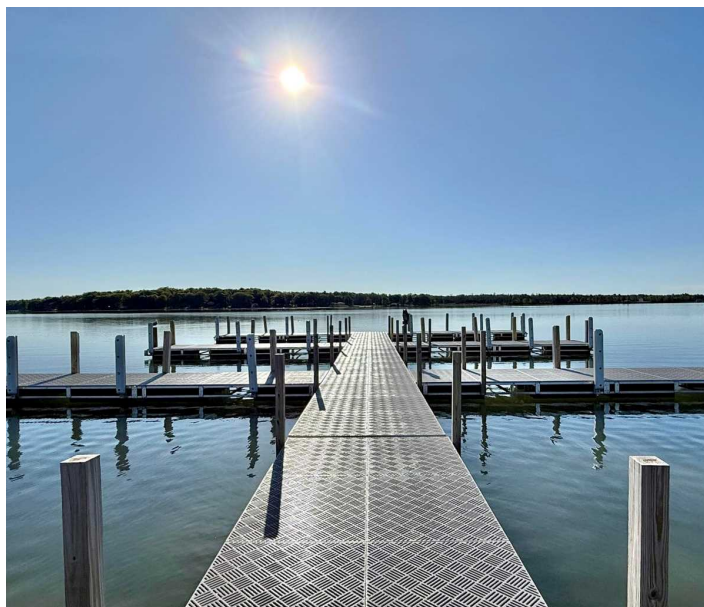
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Waterfront Property with Direct Boat Access, Dock, and 10 Slips



Water Access



Outdoor Dining



Kitchen/Dining Area



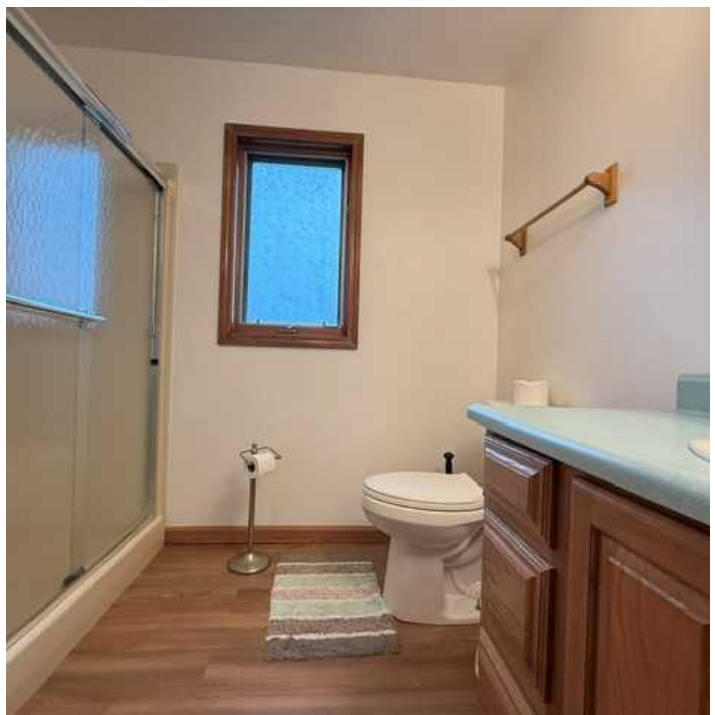
Living Area



Bedroom



Bathroom



Prime Waterfront Restaurant and Duplex
Cozy Corners- 6800 E 15 Mile, Barbeau, MI 49710

