Well Established Turn-key Restaurant

20400 E Austin Rd, Manchester, MI 48158

Swisher COMMERCIAL

For Sale

VIDEO

OFFERING SUMMARY

Sale Price:	$599,000
Lot Size:	1.65 Acres
Building Size:	3,155 SF
Taxes 2025:	$6,665.16
SEV 2026:	$196,100
Taxable Value 2026:	$130,693
APN:	P-16-01-400-005
Zoning:	CC (Community Commercial Central District) Manchester Township

PROPERTY HIGHLIGHTS

- 3,155 SF stand-alone building
- 1.65-acre lot with River Raisin frontage
- Includes all equipment & licenses – turn-key operation
- Well-maintained with paved parking
- Includes backup generator
- Longstanding local favorite restaurant with excellent reputation
- Owner retiring – rare investment opportunity
- Shown by Appointment only
- Confidentiality agreement required
- https://youtube.com/shorts/nKcDbiPiu3A?feature=share

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PROPERTY DESCRIPTION

Well-established and impeccably maintained restaurant situated on the southeast edge of Manchester city limits at the busy intersection of M-52 and Austin Road. This 3,155 SF building was rebuilt and expanded in 2003 and sits on 1.65 acres bordering the River Raisin. A rare opportunity to acquire a turn-key restaurant with an excellent reputation and loyal customer base.

Property Highlights:

- Building Size: 3,155 SF
- Lot Size: 1.65 Acres with River Raisin frontage
- All Equipment & Licenses Included

Features & Amenities:

- Well-maintained paved parking lot
- Full back-up generator for uninterrupted operations
- Walk-in cooler and freezer in kitchen
- City sewer with well water supply
- Natural gas utility service
- MEC fiber optic internet connection

Offering:

The current owner, after years of successfully operating this well-run and spotless restaurant, is ready to retire. This sale presents an excellent opportunity for a new owner/operator or investor to step into a thriving business with a proven track record.

Confidentiality Notice:

Showings are by appointment only. Buyers must sign a confidentiality agreement. Do not approach staff. Contact broker for details.

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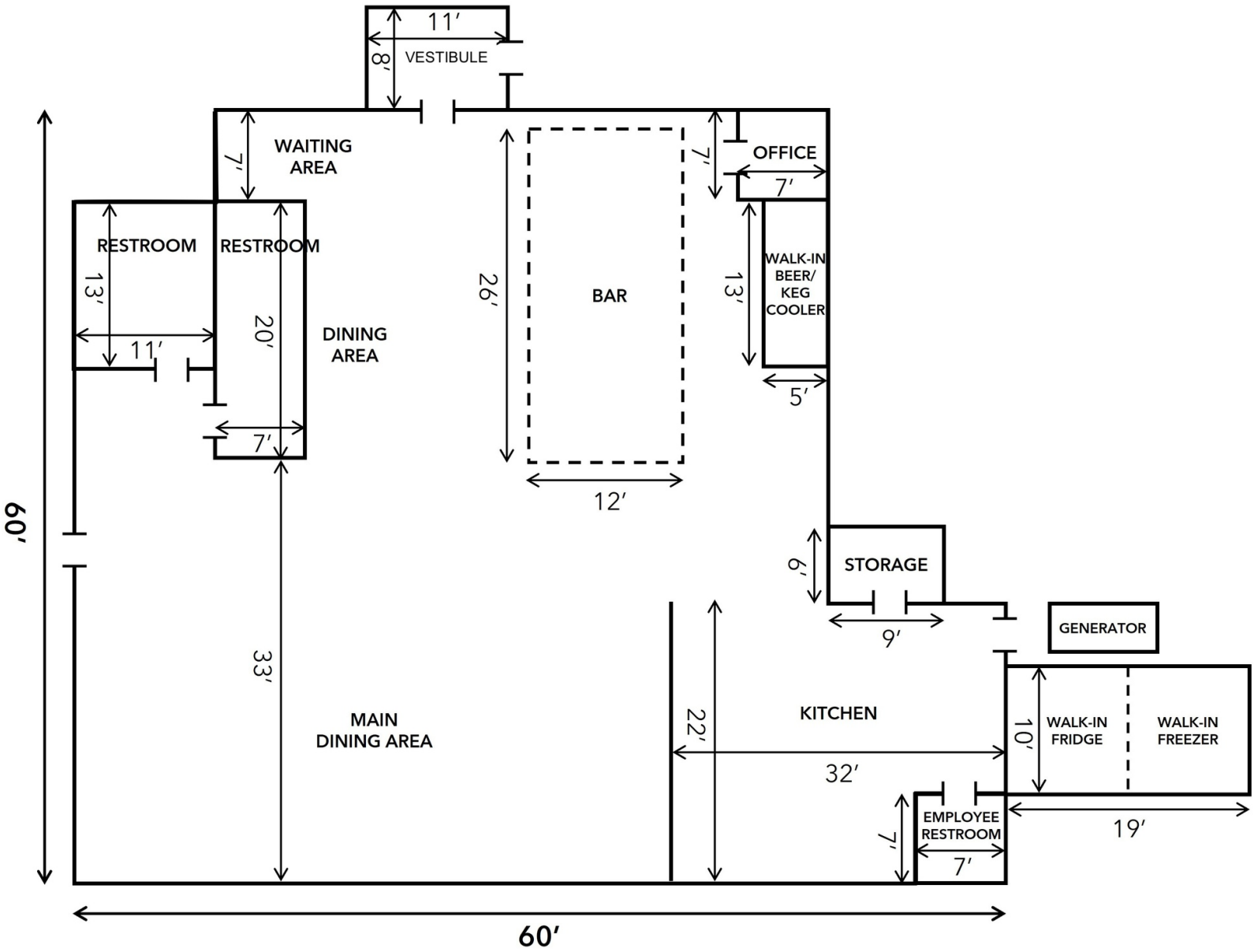

HUNGRY WOLF FLOOR PLAN

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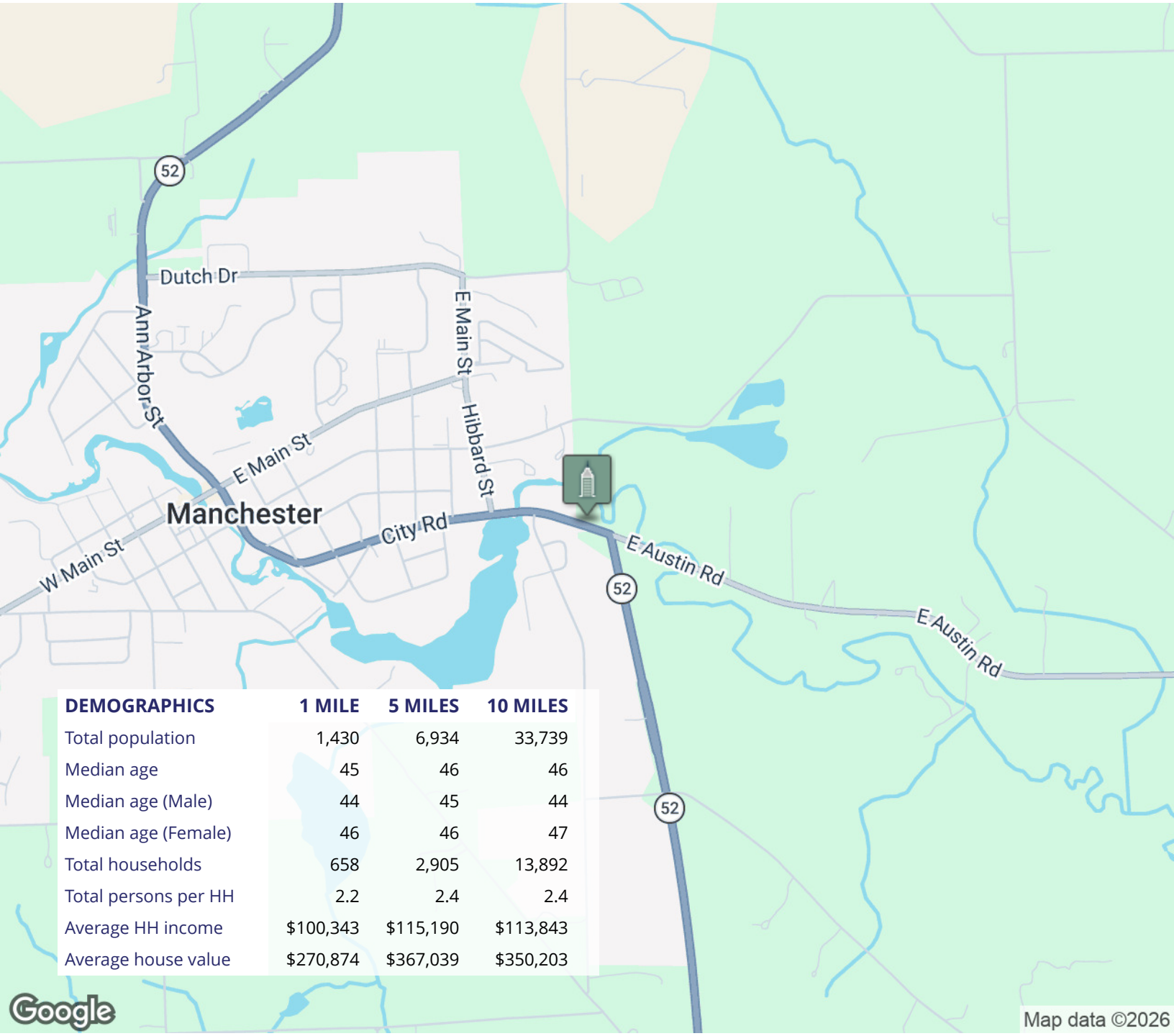

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total population	1,430	6,934	33,739
Median age	45	46	46
Median age (Male)	44	45	44
Median age (Female)	46	46	47
Total households	658	2,905	13,892
Total persons per HH	2.2	2.4	2.4
Average HH income	$100,343	$115,190	$113,843
Average house value	$270,874	$367,039	$350,203

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