



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)



**PRICE: \$229,000.**

**LOCATION:**

**BEESON STREET BAR & GRILL**

**Address** : 105/107 Beeson Street, Dowagiac MI 49047  
**Approx Sq Ft** : 3,460(O.D.)(Another 3,460 unfinished 2<sup>nd</sup> Level)

**Lot Size** : Estimated only; Approx 50' x 85' deep.

**Taxes** : 2018 \$5,017(Non-Homestead) w/2018 SEV taxes  
 Might be \$6,681+/- estimate only not guaranteed\*

**Tax ID#** : 14-160-200-236-00 & 14-160-200-228-00

**School District:** Dowagiac

**Roof** : 1998

**Elec Service** : 200 amp

**Construction** : Brick/Block/Frame

**Heat** : (2)HVAC natural gas

**Possession** : At closing

**Water Heater** : (2) gas

**Sewer** : City

**Street:** Paved Public

**Siding:** Vinyl

**Walls:** Dry Wall

**Bsmnt:** Partial

**Water:** City

**Built** : Unknown, 1882 +/-

**Main Dining** : 21 x 27': 44+/- Seating

**Commercial**

**Kitchen** : 13½ x 21

**Bar Area** : 18 x 71': 53 +/- Seating but  
 Has area for more

**Restrooms** : Rebuilt 2007 Large Separate Mens  
 & Womens  
 Tile w/commercial fixtures

**REMARKS: Main floor in fine condition.** Two businesses in one building with Café on one side and Bar on the other side that is connected by main kitchen. Old time charm but modern upgrades & very clean commercial kitchen, walk-in cooler, ample storage areas, and immaculate separate restrooms. Downtown Dowagiac location. 2<sup>nd</sup> Level has great potential to convert into multiple apartments with separate entrance. Included: Class C liquor license, etc. Sunday PM sales, Michigan lottery. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. See attached list for extensive personal property & commercial equipment included.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)

Included:

Beeson Street Bar

9 dining tables with 30 chairs, all green matching bar stools, pool table w/accessories, electric open sign, all window treatments, under counter beer cooler, 2 television sets, Pull Tab unit is rental but will be owned soon, (4 bar stools by windows not included)

Kitchen Area/Equipment:

True Stainless Freezer and Refrigerator, Large stainless center prep table/station, microwave oven, Gas cook stove, double fryers, Tray w/ wheels, smaller prep unit, all pots, pans, baskets, service-ware, dishes, cups, glasses, mugs, etc., chest freezer

Other:

All fire extinguishers, exterior awnings, any items left in basement or second story at time of closing.

Café:

Stereo, 7 dining tables w/ 26 white chairs, 2 high chairs, 2 booster seats, Hall tree, coffee maker, 2 soup kettles, menus, 2 white boards

Storage areas:

4 chrome shelving units, small rack, time clock, Whirlpool Stand up Freezer, Frigidair Stand up Freezer, small Frigidair freezer, Metal storage cabinet, True Prep table, ice machine

Cash registers, pop machines, other devices are rentals with suppliers. Wall hangings and décor items NOT included.