



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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PRICE: Was \$229,000. NOW \$179,000.

LOCATION:

BEESON STREET BAR & GRILL

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

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

Street: Paved Public
Siding: Vinyl
Walls: Dry Wall
Bsmnt: Partial
Water: City

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. 2nd 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.