



Jerdon Real Estate, Inc.

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PRICE: Was \$259,000 NOW \$179,900

LOCATION: IRISH SPARTAN SPORTS BAR (Near Indian Lake)

Address : 55986 Indian Lake Road, Dowagiac MI 49047
Approx Sq Ft : Main floor 2,810+/- SF
Lot Size : 1 +/- Acre; 208' x 208'
Taxes : 2014 \$3,372 (Non-Homestead) w/2014 SEV might
 Be \$3,474+/- estimate only not guaranteed*
Tax ID# : 14-130-031-045-00 & 14-130-031-046-00
 (Silver Creek Twp)
School District: Dowagiac
Roof : NEW 2009
Elec Service : (2) 200 amp services
Construction : Frame
Heat : HVAC propane gas
Possession : See below
Water Heater : 50 gal elec
Sewer : Municipal

Street: Paved public
Siding: Wood/vinyl
Walls: Panel
Bsmnt: 75%
Water: 4" well NEW pump '13

Built : Unknown
Pub/Dining area : 22 x 32', + 16 x 20'
Bar area : 7 1/2 x 22'
Kit/Prep area : 24 x 36' + 10 x 12'
Restrooms : (2) 15 x 20'
Outdoor Patio : 29 x 31'

Apartment: (upstairs) 770 SF, 2 Brs: 9x10 & 9x11 Kit/Din: 8 1/2 x 12 Liv Rm: 10x12 Sitting area: 6x6 Porch: 7 1/2 x 12' Bath: Full Shower Included: range, ref., window treatments, washer, dryer

REMARKS: GREAT LOCATION next to Indian Lake & high traffic area; year-round following with plenty of potential. INCLUDED: 16 tables, 64+/- chairs, bar stools, ice machine, beer cooler, 3-door stainless freezer, 2-door stainless ref., 2 other refs., 2 prep tables w/storage, 3 broasters, grill, 2 micro waves, dishwasher, liquor cabinet, 2 cash registers, back bar, wall hangings, pool table owned by vendor.