

CLIENT VIEW - DYNAMIC

MLS # 50099868
Address 145 W Cedar
Area (Municipality) Gladwin (26017)
Mail City Gladwin
County Gladwin
State MI
Zip 48624
Class COM/IND/BUS OPP
Type Commercial/Industrial
Sale/Rent For Sale
Status Active
Asking Price \$214,987

**LEGAL DESCRIPTION**

Legal Description GLADWIN CITY PLAT OF CEDAR BLK 2 LOT 4 EXC COM NE COR OF SD LOT TH W 22FT 4IN TH S 56FT 7IN TH E 1FT 9IN TH S 5FT TH E 2FT TH S 70FT 5IN TH E 18FT 7IN TH N 132FT TO POB

BUILDING. PROPERTY & LOCATION

Year Built	1979	Square Feet	2320
Basement Y/N	No	Encroachment Y/N	No
Waterfront Y/N	No	Frontage	44
Lot Size	6098	Acreage	0.14
Cross Street 1	Cedar	Cross Street 2	Antler
Directions	In the city limits of Gladwin on the SE corner of Cedar and Antler Streets	Subdivision	Gladwin City Plat of Cedar
Municipality	Gladwin	Municipality Type	City
Property ID	170-060-002-004-01		

LISTING INFORMATION

Full Address(es)	145 W Cedar, Gladwin, MI 48624	FIPS	26051
Input Date	1/20/2023 4:41 PM	Originating MLS	Clare Gladwin Board of REALTORS
Original Price	\$214,987	Price Date	1/20/2023
Listing Date	1/20/2023	Listing Exception Y/N	No
Expiration Date	7/31/2023	Update Date	1/20/2023
HotSheet Date	1/20/2023	Cumulative DOM	0
Cumulative DOMLS	0	Guest Listings Y/N	No
Contract	Exclusive Right to Sell	Lease Y/N	No
Additional Documents YN	No	Associated Document Count	0
Status Date	1/20/2023	Picture Count	24

TAX & FINANCIAL

Subj to Short Sale Apprvl	No	Ownership	LLC
Owners Name	SRF LLC	Assessments Y/N	No
Summer Tax Amount	1781.94	Summer Tax Year	2022
Winter Tax Amount	517.77	Winter Tax Year	2022
Total Tax Amount	2299.71	Total Tax Year	2022
SEV	38700.00	SEV Year	2022
Taxable Value	\$36,182.00		

BUSINESS INFORMATION

Business Name	Hotel Bar	Envirnmtl Condition Y/N	No
License Available Y/N	Yes	License Type	Beer & Liquor license, Lotto License

FEATURES

COMMERCIAL FEATURES	COOLING SYSTEM	FINANCIAL TERMS	UTILITES
Alley	Central A/C	Cash	Natural Gas Connected
Cable Internet Installed	EXTERIOR CONSTRUCTION	Conventional	Sewer Connected
Cable TV Available	Block	PARKING	SALE INCLUDES
Cafe/Kitchen	Masonry	Off Street	Business and Real Estate
Furniture	Vinyl Siding	Parking Lot	SEWER SEPTIC
Gas Available	FOUNDATION TYPE	PRESENT LICENSES	Community
Public Restrooms	Slab	Beer License	SOURCE OF SQ FT
Security Equipment	FUEL TYPE	Liquor License	Public Records
Security Syetem Owned	Natural Gas	Lottery	WATER

FEATURES

Telephone	HEATING SYSTEM Forced Air	BUSINESS TYPE Restaurant	Community
	WATER HEATER Gas	ROADS Paved Street	WATER FEATURES None
	LOCATION Corner Lot	ROOFING Asphalt	ZONING Commercial

LISTING BROKER SERVICES

Listing Broker Sign Y/N	Yes	Other Sign on Property Y/N	Yes
Other Type of Sign	Business Sign	Full Service Listing Y/N	Yes

MARKETING-VIRT TOURS/IDX/VOW

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
IDX Include	Y	IDX Consumer Comment	No
IDX Automated Valuation	Yes	Virtual Tour	Virtual Tour
Public GLR Websites	Yes	Public MiRS Website	Yes

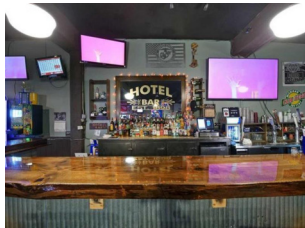
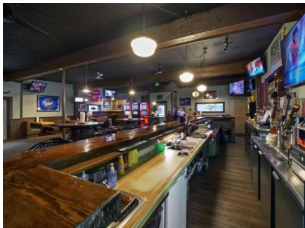
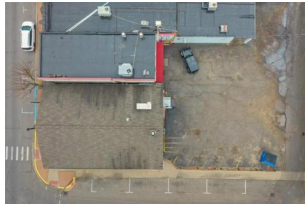
PUBLIC REMARKS

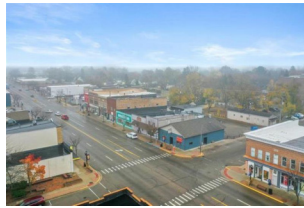
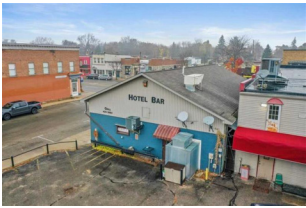
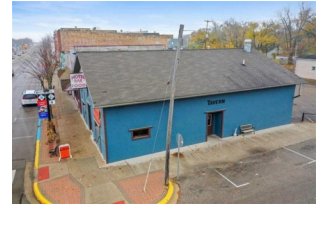
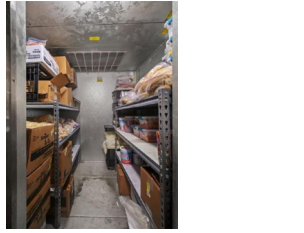
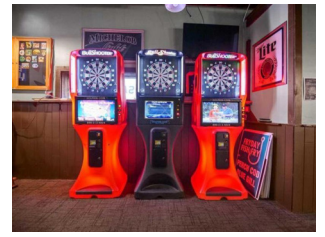
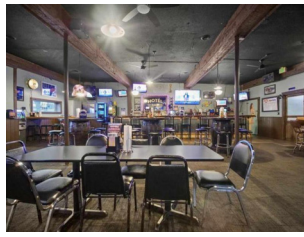
Public Remarks Check out this popular local restaurant/bar located on the main drag in the heart of the City of Gladwin! The Hotel Bar offers you an already successful turn-key business at a busy intersection, almost in the middle of the Gladwin City limits. This popular bar is known for it's fantastic burgers, appetizers, and friendly small town service! Business includes a Class C liquor license that's specifically designed to permit outdoor sales, Sunday service with dancing and entertainment. Great location for sidewalk sales, parade traffic and other city events. Inside you'll find an inviting open atmosphere centered around a magnificent live-edge solid oak bar top surrounded by plenty of seating for large crowds. There are 10 flat screen TV's and a quality sound system for viewing sporting events. The bar was recently remodeled with new flooring throughout the lounge area and behind the bar, forced air natural gas furnace, central air, on demand hot water heater, walk-in freezer, ice machine, pull tab machine, security camera system and much, much more! Equipment, systems and licenses are included (including KENO lottery). Make your appointment today!

SYNDICATION REMARKS

Internet Remarks Listing Agent: IVIE BAKER Broker: KEHOE REALTY: Check out this popular local restaurant/bar located on the main drag in the heart of the City of Gladwin! The Hotel Bar offers you an already successful turn-key business at a busy intersection, almost in the middle of the Gladwin City limits. This popular bar is known for it's fantastic burgers, appetizers, and friendly small town service! Business includes a Class C liquor license that's specifically designed to permit outdoor sales, Sunday service with dancing and entertainment. Great location for sidewalk sales, parade traffic and other city events. Inside you'll find an inviting open atmosphere centered around a magnificent live-edge solid oak bar top surrounded by plenty of seating for large crowds. There are 10 flat screen TV's and a quality sound system for viewing sporting events. The bar was recently remodeled with new flooring throughout the lounge area and behind the bar, forced air natural gas furnace, central air, on demand hot water heater, walk-in freezer, ice machine, pull tab machine, security camera system and much, much more! Equipment, systems and licenses are included (including KENO lottery). Make your appointment today!

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed. All room dimensions are in appx. feet.