



Listing Agent

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**"When you're on the move!"**

<b>Property Address</b> 214 Hwy US-2, Wakefield, MI		<b>Baths</b> 2		<b>New Price</b> \$199,900	
<b>Legal Description</b> S 16, T47N, R45W, Map No. Q1, Kowaleski Addition, Assessor's Plat No. 11: Lots 1, 2, 3, 4, 5, 6, except S 30 ft of each lot for Hwy US-2 r/w		<b>Special Terms</b> -----			
<b>Parcel #</b> 2753-08-500-100 & 2753-92-503-200		<b>Heating</b> Natural Gas, Central A/C & window & wall AC			
<b>Dining Area #1</b> 25' x 24' 1", 5 tables (seats 22), counter with 6 stools, drop ceiling, carpet, new windows		<b>Heat &amp; Electric</b>			
<b>Taxes + Personal Prop</b> \$3,982.60	<b>Taxable Value</b> \$57,790 + \$5,994	<b>Electrical</b> Circuit Breaker		<b>Possession</b> At close	
<b>Assessed Value</b> \$58,698 + \$5,994		<b>Personal Property Included</b> All inventory, all equipment, all fixtures		<b>Key Location</b> Office	<b>Sign</b> Yes
<b>Lot Size</b> 300 x 180 (1.24 acres) (6 lots)		<b>Dining Area #2</b> 17' 5" x 10' 5", 7 tables (seats 28), drop ceiling, carpet, new windows		<b>Shed</b> 10' x 12'	
<b>Water</b> City	<b>Kitchen</b> 34' 11" x 12' 9", prep tables, fryer, grill, walk in cooler, ansul fire system	<b>Attic Access</b>	<b>Hot Water</b> Gas (2011)		
<b>Sewer</b> City	<b>Storage/Utility Area</b> Dry storage area with cooler, freezers	<b>Landscaping</b> Gravel parking, access to snowmobile trail, Sunday Lake view		<b>MLS #</b> 1080053 (4286)	
<b>Style</b> Restaurant	<b>Additional Info</b> Pos cash register, central A/C, inventory list, financials, seller train, health inspections, business license	<b>FANTASTIC RESTAURANT OPPORTUNITY</b> at this thriving business called Ma's Place. 300 ft of high visibility frontage on busy US Hwy 2 in Wakefield, this family owned and operated business for many years has been providing great food & service and has repeat clientele no matter what the season. A local's favorite as well as vacationers alike. Comes equipped with all fixtures, equipment & inventory; everything you need to continue the exceptional success. Two dining rooms offer seating for 50 plus counter seating for 6. Kitchen is exceptionally clean and functional with walk-in freezer and prep tables. Two restrooms. Ample parking & handicapped accessible building. Centrally located-snowmobile/ATV trail runs behind the café, Sunday Lake within view & short drive to 3 ski resorts. If you have ever dreamed of living and working in the Northwood's, this is a great opportunity to take over and start making money plus have a salary. Financials available. Motivated sellers! Will train & share HOMEMADE recipes too! And if the restaurant business isn't for you, this location is great for other opportunities as well. Call Gayle at 906- 364-0621 for your personal showing.			
<b>Construction</b> Conventional frame/block	<b>Bath</b> Handicap accessible, tile	<b>Directions</b> US-2 east to Wakefield to property on left.			
<b>Approx Age</b> 1949	<b>Condition</b> Very good				
<b>Basement</b> None	<b>Bath</b> Tile, changing table				
<b>Siding</b> hardboard	<b>Roof</b> Rubber				
<b>Insulation</b> Unknown					
<b>Windows</b> Double hung (new)					
<b>Approx Sq Ft</b> 1,500					
<b>Listing Agent</b> Gayle Colassaco					

All information provided as a courtesy. Please verify information with an independent source. Thank You.