

FOR SALE

BUSINESS, BUILDING, & LIQUOR LICENSE



J. GARDELLA'S TAVERN

11 IONIA AVE. SW, GRAND RAPIDS, MI 49503

PROPERTY OVERVIEW

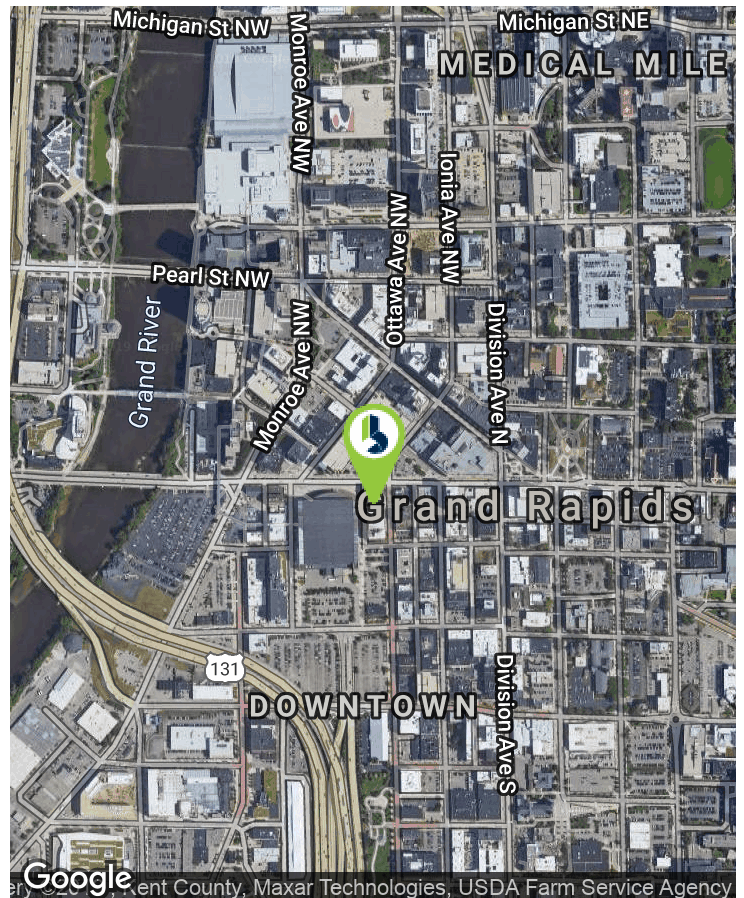
Don't miss this opportunity to own a piece of downtown! J. Gardella's Tavern is included in the sale of the 7,200 SF building along with its liquor license, POS Systems & all the FFE Buyer can continue to run the bar/restaurant or redevelop the space for a different use!

LOCATION OVERVIEW

The Entertainment District of Downtown Grand Rapids is bustling with a variety of venues that hold both small and large scale events along with popular bars & restaurants. The Van Andel Arena is the largest venue in the Entertainment District, with a capacity of about 15,000 and holding over 100 events per year. J. Gardella's at 11 Ionia sits directly east of the Van Andel Arena and is surrounded by seven other downtown hot-spots including Grand Rapids Brewing, Bar Divani, the BackForty Saloon, Lucky Luciano's, HopCat, and Buffalo Wild Wings. In walking distance there are several more bars, restaurants & venues! Walk-able venues include 20 Monroe Live, The B.O.B., The Pyramid Scheme, The Intersection & the soon-to-be Studio Park theater. If you're looking for food, cocktails, or a dance floor, there are numerous bars to choose from including the Grand Woods Lounge, Tavern on the square, Stella's Lounge, Bistro Bella Vita, Wheelhouse Kitchen & Cocktails, and Rockwell Republic. With a great location and guaranteed nightlife, this piece of real estate is a must-have.

Sale Price:

\$2,000,000

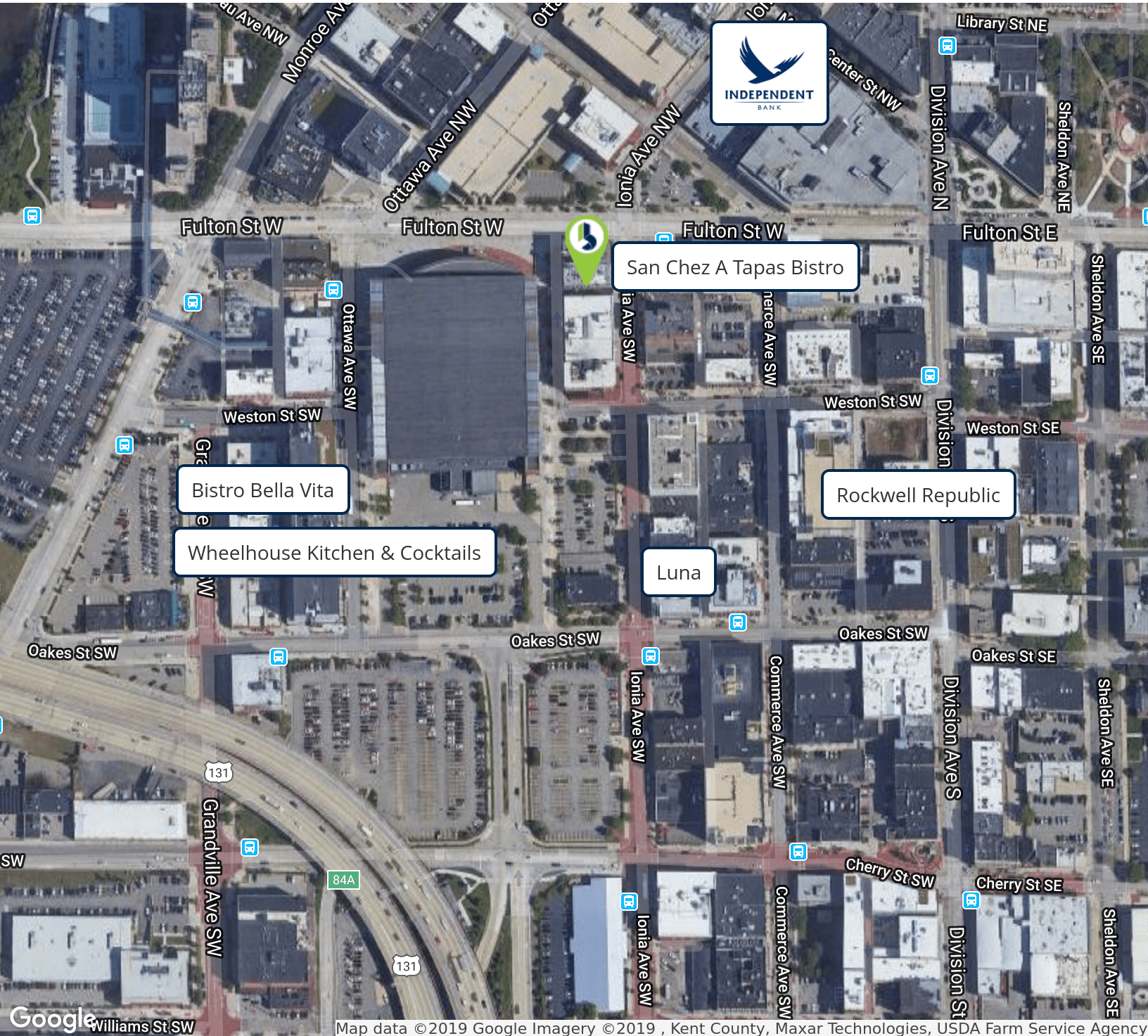


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RETAILER MAP

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HIGHLIGHTS

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MUST-SEE

- BUSINESS, BUILDING, & LIQUOR LICENSE
- \$2,000,000
- Highway access to US-131 less than 1/2 mile from site
- 2 story building with finished basement
- Located in the Entertainment District
- Directly east of the Van Andel Arena
- Within walking distance to numerous bars, restaurants, and venues
- In close proximity to the soon-to-be Studio Park
- Includes all the FFE & POS Systems
- Exterior building signage



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