

Outdoor Recreation Business – Honor Trading Post

8294 Deadstream Road, Honor, MI 49640



FOR SALE

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Executive Summary

Business Highlights:

- Completely turn-key business
- Sales and rentals increasing annually
- Area tourism is on the rise
- Excellent variety of recreational equipment for rent
- Established business

Location Highlights:

- Conveniently located to serve Platte River, Big Platte Lake, Little Platte Lake, Crystal Lake and the Benzie county area.
- Near Sleeping Bear Dunes National Park

Executive Summary



The Property

The Honor Trading Post
8294 Deadstream Road
Honor, Michigan 49640

Incredible business opportunity to make well over \$150,000 net income in a 5 month season!! This business is open Mid-May to Mid-September and specializes in:

- Recreational water sports rentals including tubes, kayaks, canoes and stand up paddle boards
- Bike Rentals
- Full convenience store selling:
 - Pizza, ice-cream, liquor
 - Groceries & water sport products

Included in sale:

- Building
- Equipment
- Vehicles
- Liquor, beer, wine & tobacco license

Turn-key opportunity to live your dream running your own outdoor adventure business and make a really good living in a short season. Located by the beautiful Sleeping Bear Dunes National Park, Platte Lake and Platte River.

Executive Summary

Building Specifications

Building Type: Retail, restaurant, food service, recreation, convenience store

Parcel Number: 10-10-210-156-02

Price

\$560,000

Inventory to be sold separately (typically \$15,000-\$20,000)

Location

Located between Big Platte Lake and Little Platte Lake on Deadstream Road. West on US 31 from Honor or east from M-22 from Platte River

Other Features

Road:	paved
Construction:	Block
Heat/Cooling:	Propane Gas, Forced Air, Central Air
Township:	Lake
County:	Benzie
Parking:	On site
Water:	Well
Sewer:	Septic
Foundation:	Slab
Year built:	1980
Lot size:	.52 acres
Zoning:	Commercial/Resort

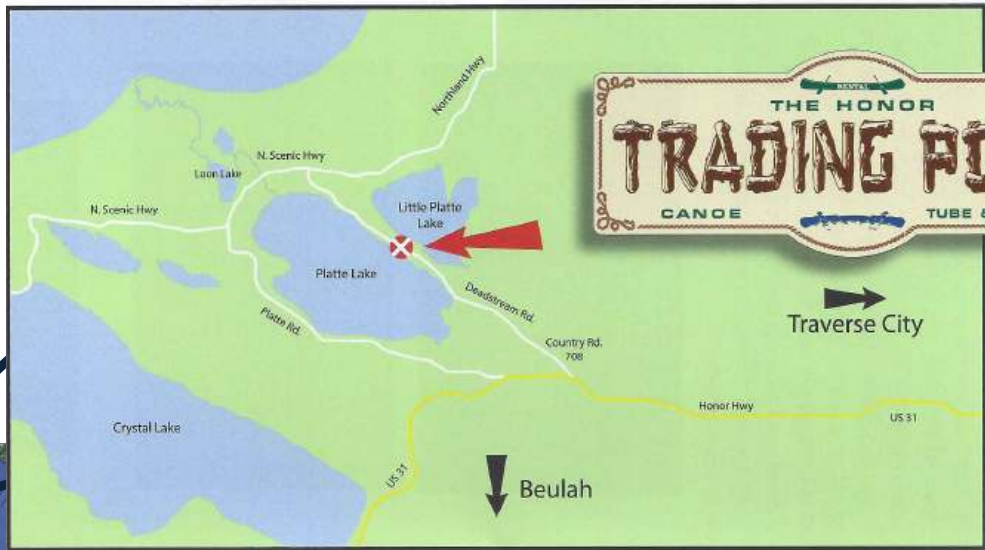
Property Photos



Equipment list for The Honor Trading Post:

- 1999 Dodge Van Red
- 2008 Chevrolet 8 pass. Van Blue
- 2008 Chevrolet 8 pass. Van Red
- 2007 Chevrolet 2wd pickup Truck
- 3 commercial Canoe/Kayak trailers
- 2- Tube Cage trailers holds approx. 42 tubes each
- 12x8 campfire wood cage
- 10x12 wood storage shed for paddles, cushions, life jackets
- 41 Michicraft/Grumman Canoes
- 44 Old Towne Single Kayaks
- 20 Old Town Double Kayaks
- 300 +/- Livery grade Tubes
- 42 +/- cooler tubes
- 85 +/- canoe paddles
- 88+/- kayak paddles
- 10 Stand Up Paddle Boards
- 10 Stand Up Paddle Board Paddles
- 10 Paddle Board Leashes
- 12x12 Storage rack for Paddleboards
- 175 +/- livery grade life jackets
- 250 +/- livery grade seat Cushion
- 24-Bicycles for Rentals (Tandem, Adults & Kids)
- 2-Tag-A-Long Bicycles
- 24 Bicycle Hemet's
- 1-Bicycle Trailer
- 8 Place Bicycle Rack
- 12 x 20 Storage Shed for Bicycles
- 18 x 21 Carport (store tubes under during the season)
- kayak storage rack
- 2- 7' Sign Up tables on wheels
- 4- poly picnic tables 6'
- 4-6' Park Benches
- 33gal Air Compressor
- Marque sign with various letter and numbers
- Menu Boards for Pizza/Sandwiches
- Menu Board for Canoe/Kayak/Tube Rentals
- Menu Board for SUP Rental
- Menu Board for Bike Rental
- Chest Freezer
- 2 Upright Freezers
- 2 Bakers pride Pizza Ovens consisting of 6 decks
- ChefMate Meat slicer
- Randall Refrigerated Pizza Prep table
- 2 stainless steel food prep tables
- Hobart scale and labeler
- Bunn Coffee Maker
- 2-Microwaves
- AdCraft Hotdog Roller Grill
- Nemco heated Pizza & Snack Merchandiser
- Sandwich wrapper machine
- 9x15 Walk In Cooler 5 doors
- Apt. Size Electric Stove
- Caravelle Hand Dip Ice Cream Freezer holds 10 3gal.tubs
- 8-Security Camera & Monitor by Night Owl
- Samsung Cash Register with scanner
- Bait Cooler
- True 6' open air Deli Cooler
- Desk, chairs, tables
- Assorted sizes of Pizza Screens
- Various Pots, Pans, utensils, storage containers
- 4 drawer File cabinet
- Wood and glass sales counter
- Open Sign
- 32" Flat Screen T.V.
- Various Beer Mirrors and signs
- Lozier Shelving approx.500 lineal feet +/-
- 4-AT&T phones with answering machine
- Rheem Furnace with Central Air Conditioning
- 2 wheel Hand Cart
- 6' step ladder
- Storage cabinet
- Mop bucket with wringer
- Postcard Rack
- 12 hand held shopping baskets with stand
- New Shingled Roof in 2015
- New 40gal. Hot Water Tank in 2016
- State of Michigan Fishing& Hunting License Terminal & Printer
- There are 2- refrigerated Pop Coolers, 1- Novelty Ice Cream Freezer, 1- Outside Bag Ice Freezer, 1- 20lb Propane Tank Exchange Cage and a 4yd Dumpster that are not owned as the companies that own them allow the business to use them.

Maps & Aerial



Contact Information

For more information, please contact:

Dan Stibel, CCIM

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Peggy Street, Assistant

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