



## Retail For Sale

**Property Name:** Bravado Event Venue  
**Location:** 36217 Gratiot Avenue  
**City, State:** Clinton Twp., MI  
**Cross Streets:** S. of 16 Mile Road  
**County:** Macomb  
**Zoning:** B-3  
**Year Built:** 1977

<b>Total Building Sq. Ft.:</b>		14,419	<b>Property Type:</b>		Restaurant	
<b>Available Sq. Ft.:</b>		14,419	<b>Bldg. Dimensions:</b>		N/A	
<b>Min Cont. Sq. Ft.:</b>		14,419	<b>Total Acreage:</b>		1.89	
<b>Max Cont. Sq. Ft.:</b>		14,419	<b>Land Dimensions:</b>		N/A	
<b>Ceiling Height:</b>		12'	<b>Parking:</b>		158	
<b>Overhead Door(s) / Height:</b>		0	<b>Curb Cuts:</b>		2	
<b>Exterior Construction:</b>		Brick/Block	<b>Power:</b>		N/A	
<b>Structural System:</b>		N/A	<b>Restrooms:</b>		5	
<b>Heating:</b>		HVAC	<b>Sprinklers:</b>		No	
<b>Air-Conditioning:</b>		Yes	<b>Signage:</b>		Yes	
<b>Basement:</b>		No	<b>Roof:</b>		Metal/F. Rubber	
<b>Number of Stories:</b>		2	<b>Floors:</b>		N/A	
<b>Condition:</b>		Excellent	<b>Delivery Area:</b>		Rear Access	
<b>Population:</b>		<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b>	<b>Count:</b>	
<b>1 Mile:</b>	10,646	<b>1 Mile:</b>	\$58,927	<b>Yr:</b>	2019	<b>Count:</b> 59,150
<b>3 Miles:</b>	93,357	<b>3 Miles:</b>	\$59,451	<b>Yr:</b>	2019	<b>Count:</b> 55,360
<b>5 Miles:</b>	228,984	<b>5 Miles:</b>	\$63,891	<b>Yr:</b>	2019	<b>Count:</b> 33,469
				<b>Yr:</b>	2019	<b>Count:</b> 42,540
<b>Current Tenant(s):</b>		N/A		<b>Major Tenants:</b>		N/A
<b>Sale Price:</b>		\$1,200,000 (\$83.22/sqft)		<b>Improvement Allowance:</b>		N/A
<b>Sale Terms:</b>		Cash		<b>Assessor #:</b>		N/A
<b>Security Deposit:</b>		N/A		<b>Date Available:</b>		Immediately
<b>Options:</b>		N/A				
<b>Taxes:</b>		\$25,863.80 (2019/20)				
<b>TD:</b>		N/A				
<b>Parcel #:</b>		16-11-27-252-040				

<b>Utilities</b>		<b>Electric:</b>	Yes
<b>Sanitary Sewer:</b>	Yes	<b>Gas:</b>	Yes
<b>Storm Sewer:</b>	Yes	<b>Water:</b>	Yes

**Tenant Responsibilities:** N/A

**Comments:** Excellent property on high visibility corner. Property includes commercial kitchen, banquet room, upstairs bar and gathering space, two elevators, and other high-end finishes.

**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Peter Vanderkaay, (248) 359-3837, pvanderkaay@signatureassociates.com  
Paul Saad, (248) 359-0652, psaad@signatureassociates.com

