

# Griff's Grill

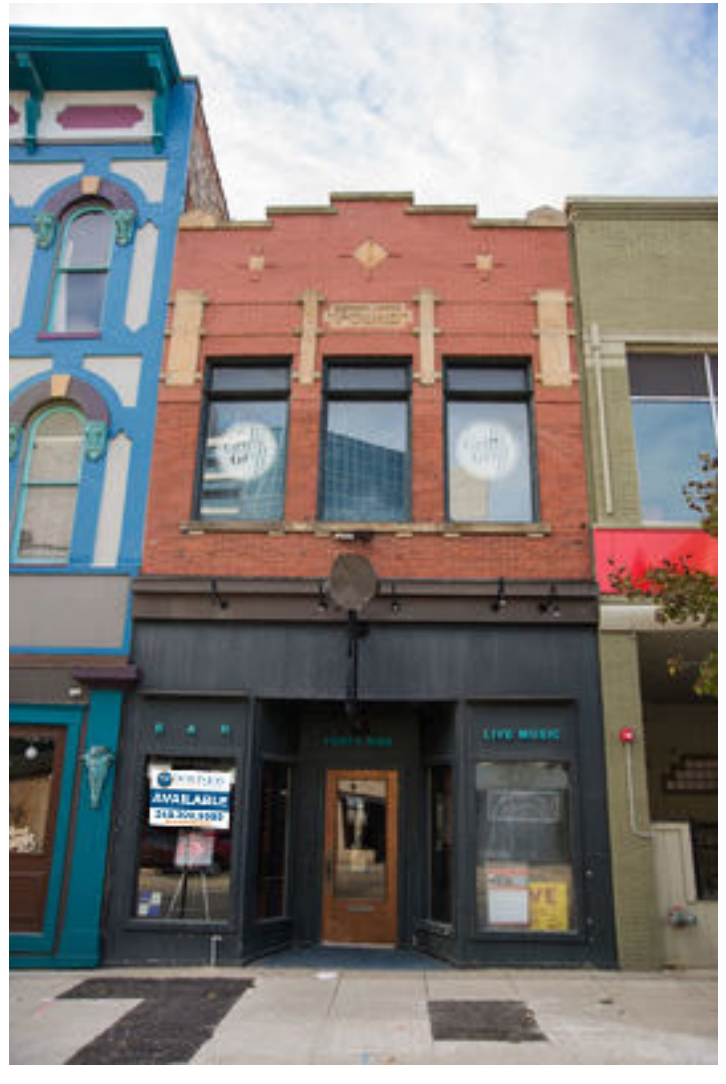
49 N Saginaw St, Pontiac, MI 48342



Listing ID: 30034129  
 Status: Active  
 Property Type: Retail-Commercial For Lease (also listed as Office)  
 Retail-Commercial Type: Restaurant, Tavern/Bar/Nightclub  
 Contiguous Space: 4,750 SF  
 Total Available: 4,750 SF  
 Lease Rate: \$5,000 (Monthly)  
 Unit Price: \$12.63 PSF (Annual)  
 Base Monthly Rent: \$5,000  
 Lease Type: NNN

## Overview/Comments

- 49 N. Saginaw, formerly Griff's Grill, is bar/restaurant located within the Indian Hill District of downtown Pontiac.
- The building's interior is tastefully historic and unique. Centrally located in downtown, with easy access to on and off-street parking
- The 1st Floor consists of 2,950 SF with a full-service mahogany bar, kitchen, restrooms and seating for at least 80 patrons
- The 2nd Floor consists of 1,800 SF with a service bar, restrooms, elevated stage, sound/light booth and seating for at least 50 +/- patrons.
- The Lower Level consists of 2,950 SF with office, liquor locker, walk-in keg cooler, mechanical systems and abundant storage
- Total capacity 150+/-
- Pontiac is undergoing a significant renaissance! Join one of the 30+ new businesses.
- Located within a tax incentivized Federal "Opportunity Zone"
- CBD zoning allows for many possible uses, 2nd FI conversion to residential possible
- Price Reduced to \$575,000



## More Information Online

<https://cie.cpix.net//listing/30034129>

## QR Code

Scan this image with your mobile device:



## General Information

Tax ID/APN: 14-29-433-016  
 Retail-Commercial Type: Restaurant, Tavern/Bar/Nightclub  
 Zoning: DOWNTOWN BUSINESS DISTRICT  
 Building Name: Griff's Grill

Gross Building Area: 7,700 SF  
 Building/Unit Size (RSF): 7,700 SF  
 Usable Size (USF): 4,750 SF  
 Land Area: 0.07 Acres

## Available Space

Suite/Unit Number: 1  
 Space Available: 4,750 SF  
 Minimum Divisible: 4,750 SF

Maximum Contiguous: 4,750 SF  
 Space Type: New  
 Date Available: 01/21/2017

Lease Rate: \$5,000 (Monthly)  
Lease Type: NNN

**Area & Location**

Property Located Between: Lawrence and W. Huron St.  
Property Visibility: Excellent  
Largest Nearby Street: Woodward Ave.

**Building Related**

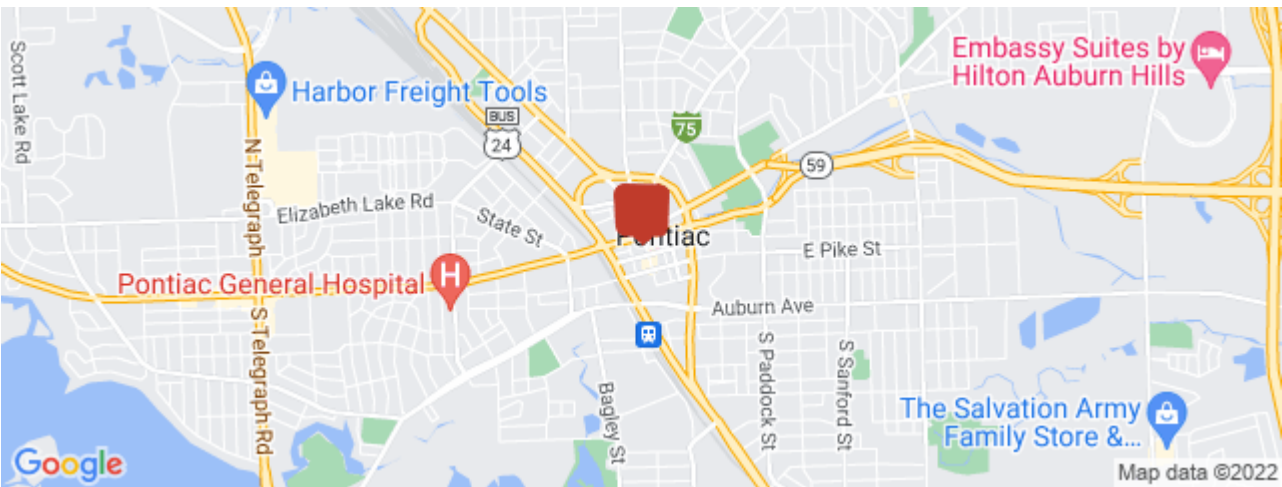
Tenancy:	Single Tenant	Construction/Siding:	Brick
Total Number of Buildings:	1	Passenger Elevators:	0
Year Built:	1886	Freight Elevators:	0
Year Renovated:	2012		

**Land Related**

Lot Frontage: 22'  
Water Service: Municipal  
Sewer Type: Municipal

**Location**

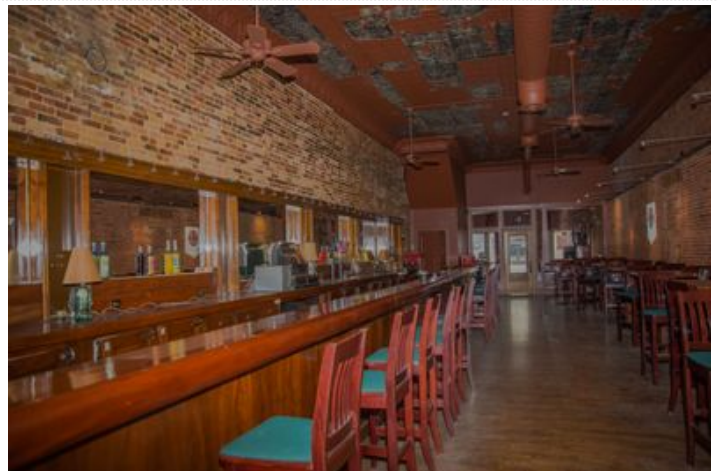
Address:	49 N Saginaw St, Pontiac, MI 48342	MSA:	Detroit-Warren-Dearborn
County:	Oakland	Submarket:	Pontiac



**Property Images**



Historic Facade



Bar Area





Interior



Building Details



Restaurant space



49 N Sag Aerial



Stage Area

## Property Contacts

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