

RESTAURANT BUILDING FOR SALE

405 & 411 N 2nd St. | Niles, MI 49120



Bar & Grill in the Heart of Downtown Niles is an Ideal Redevelopment Opportunity

Building:	6,108 SF
Land:	.50 Acres
Zoning:	CB - Central Business
Frontage:	157' on 2nd Street
Year Built:	1940
List Price:	\$249,000

Details:

The Former Cowboy Saloon is 6,108 SF and is next to Niles City Hall in the Central Business District of Niles, Michigan. This former bar & grill is ideal for a restaurant or catering business opportunity. The property has 157' of frontage on N. 2nd Street which makes it an excellent location, and the sale includes a Class C Liquor License with Dance Permit.

[VIEW PROPERTY ONLINE](#)



NAI Cressy

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Jim Ringler
Senior Broker
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INTERIOR PHOTOS

RESTAURANT BUILDING FOR SALE

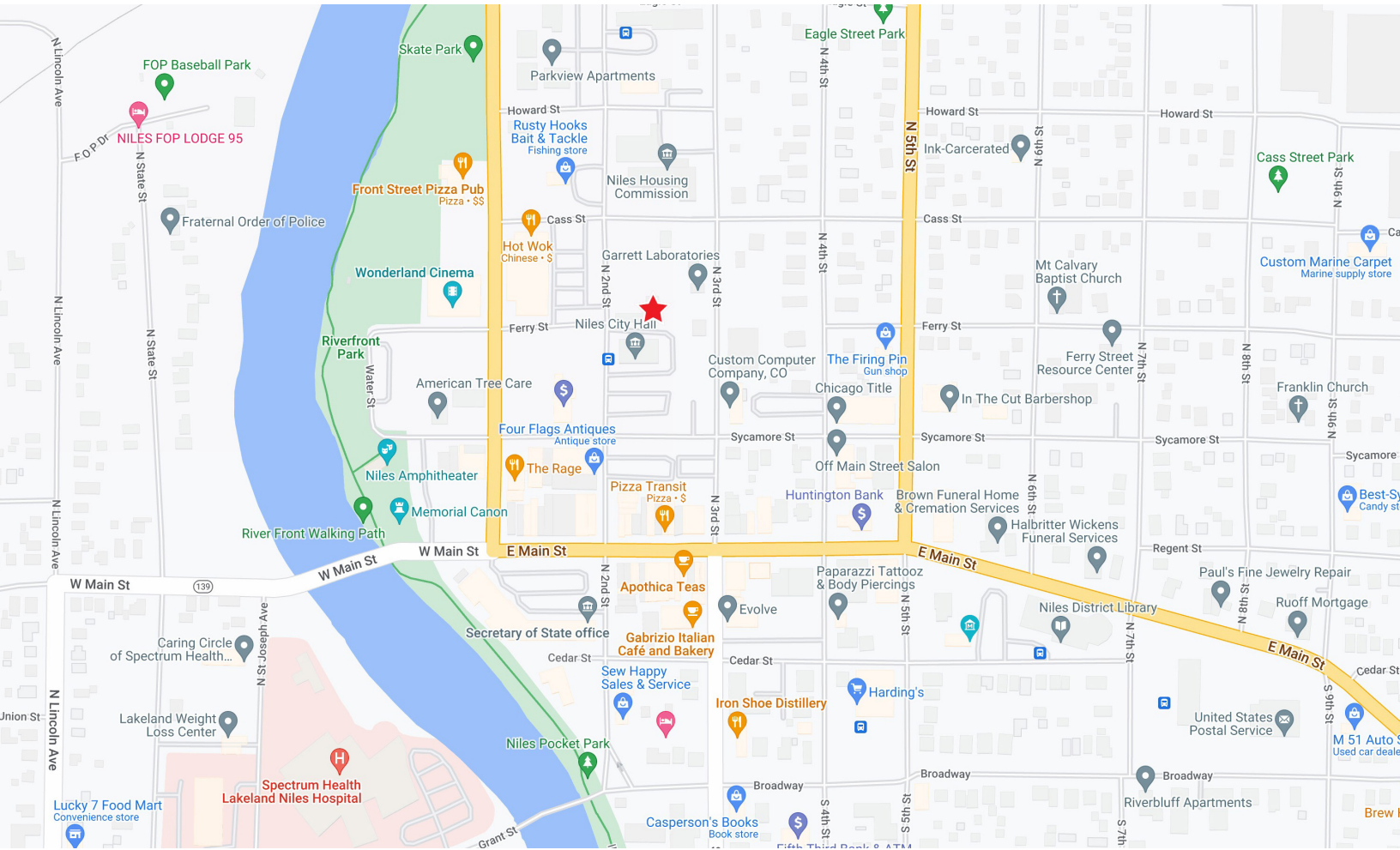
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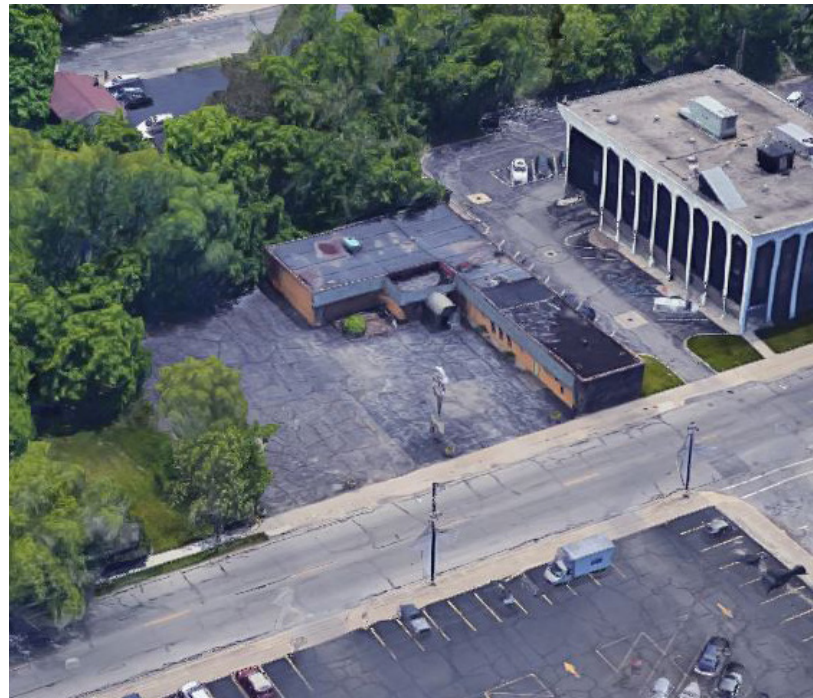
LOCATION OVERVIEW

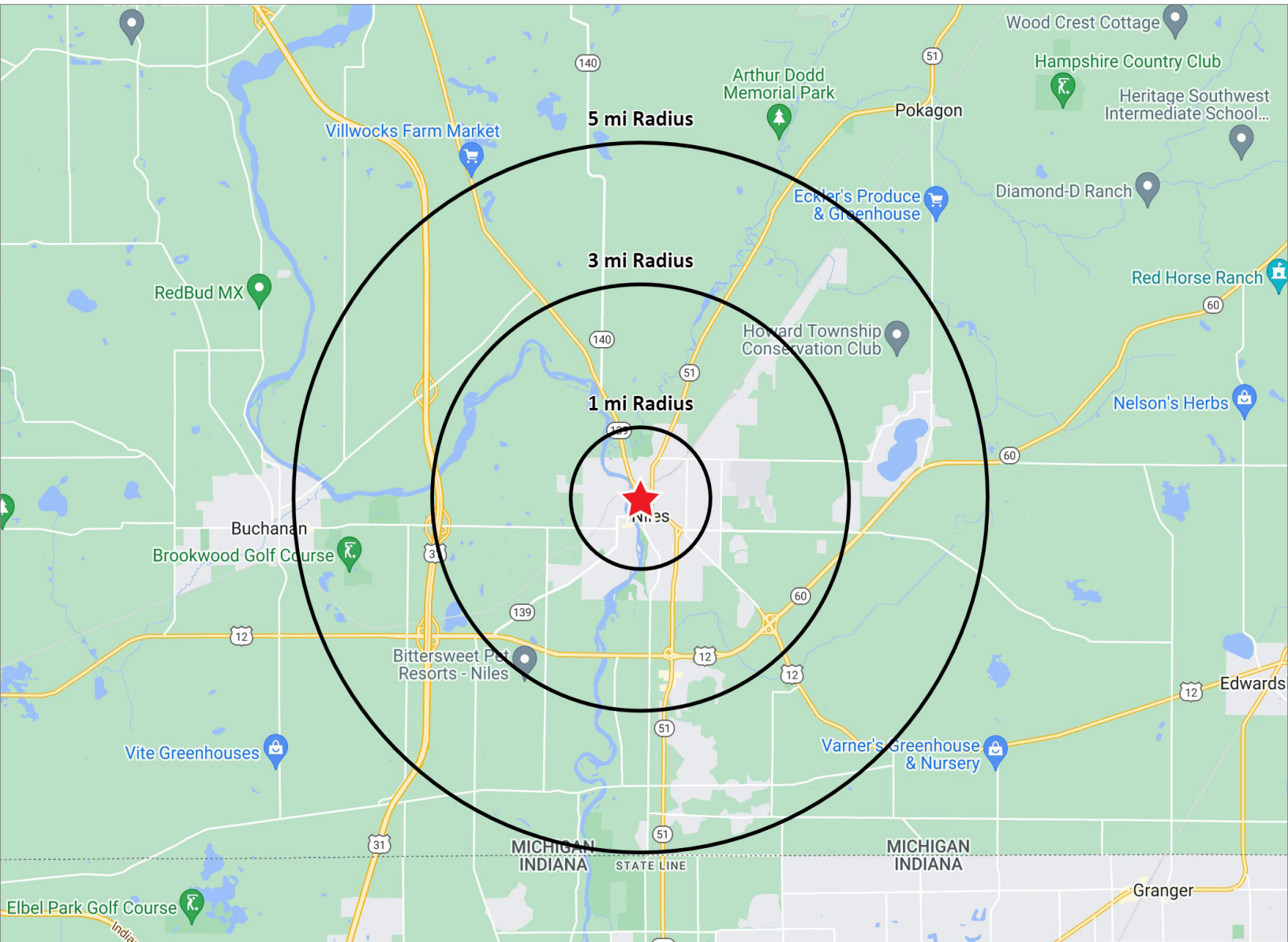
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- This property is located in growing downtown Niles, Michigan just one block off Front St., the St. Joseph River, and Riverfront Park.
- It is only 3 miles from US 12 and US 31 and 6 miles north of South Bend, IN and the University of Notre Dame.
- Eclectic shops, restaurants, entertainment, and gathering venues line the streets in beautiful Niles.





POPULATION

1 MILE	8,345
3 MILE	20,880
5 MILE	33,419



NUMBER OF HOUSEHOLDS

1 MILE	3,595
3 MILE	8,849
5 MILE	14,001



AVERAGE HOUSEHOLD INCOME

1 MILE	\$62,317
3 MILE	\$79,618
5 MILE	\$85,383



MEDIAN HOME VALUE

1 MILE	\$126,091
3 MILE	\$141,889
5 MILE	\$156,547