



140 Year Old Building - Located in the Historic Heartside District

Artisan Dining, Cocktails, & Entertainment Venue

45 Division Ave S, Grand Rapids, MI



LACUNA COMMERCIAL
Advisors

(616) 340-7230
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Real Estate Driven by Relationships

HISTORIC HEARTSIDE RESTAURANT FOR SALE OR LEASE



HISTORIC BUILDING & BUSINESS OFFERED (FOR SALE OR LEASE) Come For the Food, Stay for the Atmosphere

This is a unique restaurant opportunity with significant upside. Rockwell Republic is known for its artisan hand-crafted cocktails and complimentary dishes. Walking into this restaurant feels like stepping back to a different era, where food defines the moment. Rockwell Republic is an experience for all senses.

Situated in a historic Grand Rapids building from the furniture heydays of the early 1900s, Rockwell Republic offers an atmosphere like none other in the city. The restaurant is perfectly suited for a restaurateur with a creative vision to design and offer something unique to the area while leveraging the energy and excitement of the area.

The current owner is an established (20+ location) operator well-positioned to offer creative buyer/operator assistance.



Property Features

PARCEL SIZE	6,535 SQ FT
PARCEL NO.	41-13-25-436-034
ZONING	TN-CC TRADITIONAL NEIGHBORHOOD CITY-CENTER
MUNICIPALITY	CITY OF GRAND RAPIDS
COUNTY	KENT
BUILDING SIZE	APPROX 10,614 SQ FT
INTERNET	MULTIPLE HIGH SPEED PROVIDERS
SEV	\$1,196,900

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FLEXIBLE SALE & LEASE OPTIONS: TURNKEY RESTAURANT OPPORTUNITY

OPTION A - BUILDING SALE

- \$1,985,000 (\$187 PSF)
- 10, 614 SF

OPTION B - SALE OF THE BUSINESS

- \$395,000 (WHEN PURCHASED WITH BUILDING)
- INCLUDED: FURNITURE, FIXTURES & EQUIPMENT (FF&E) + LIQUOR LICENSE

OPTION C - LEASE OF THE BUILDING & FF&E

- \$16.95 PSF (NNN) LIQUOR LICENSE PURCHASED SEPARATELY
- 10,614 SF



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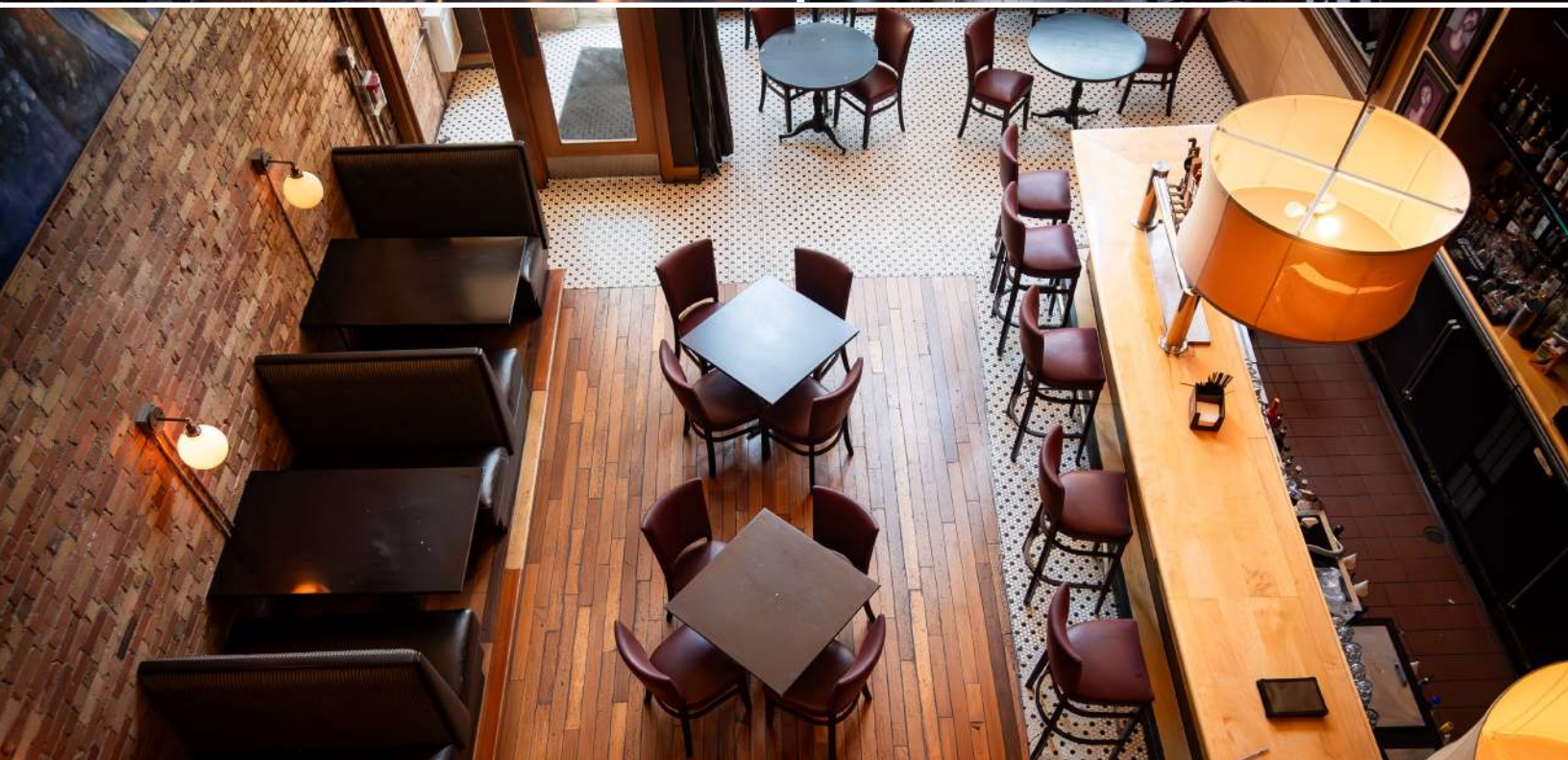
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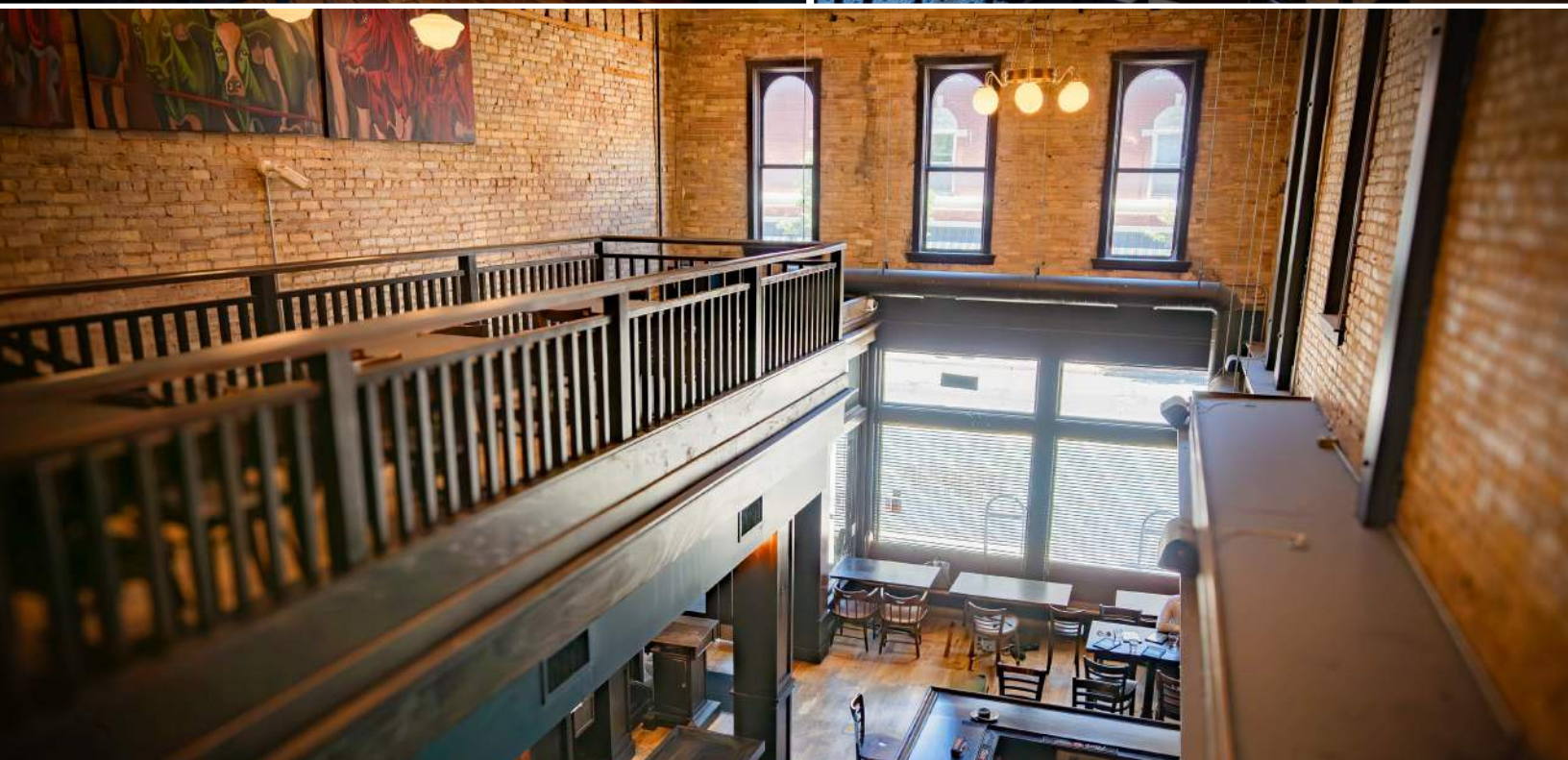
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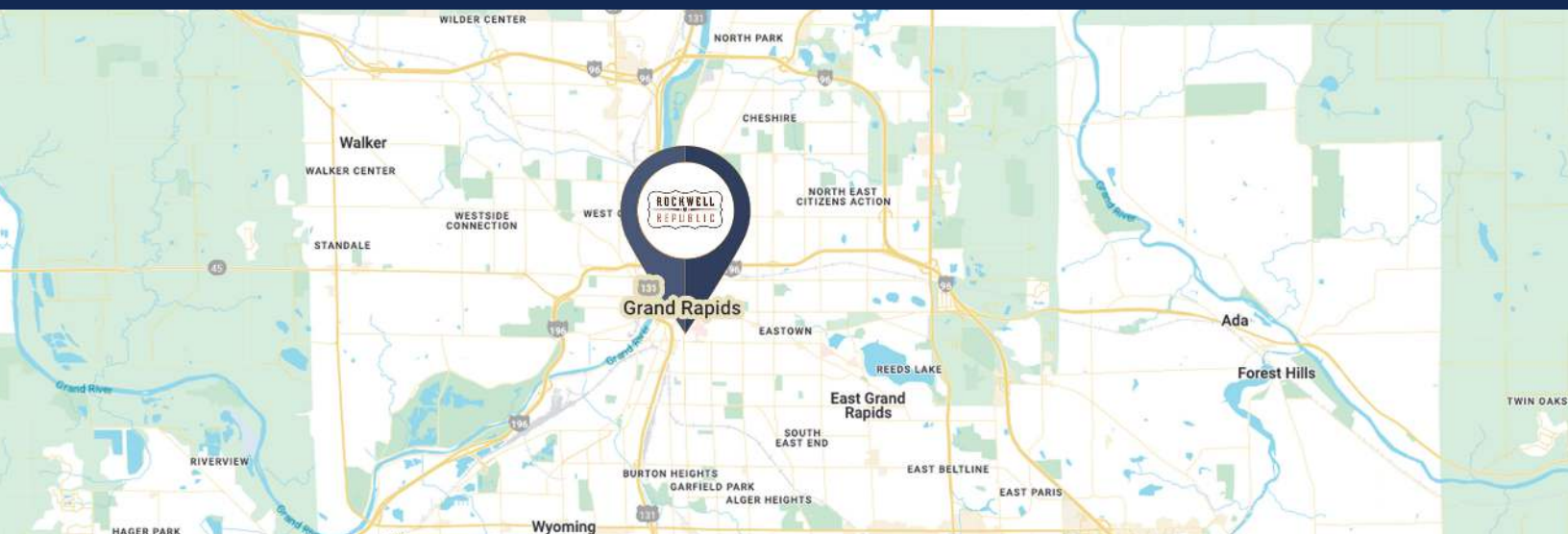
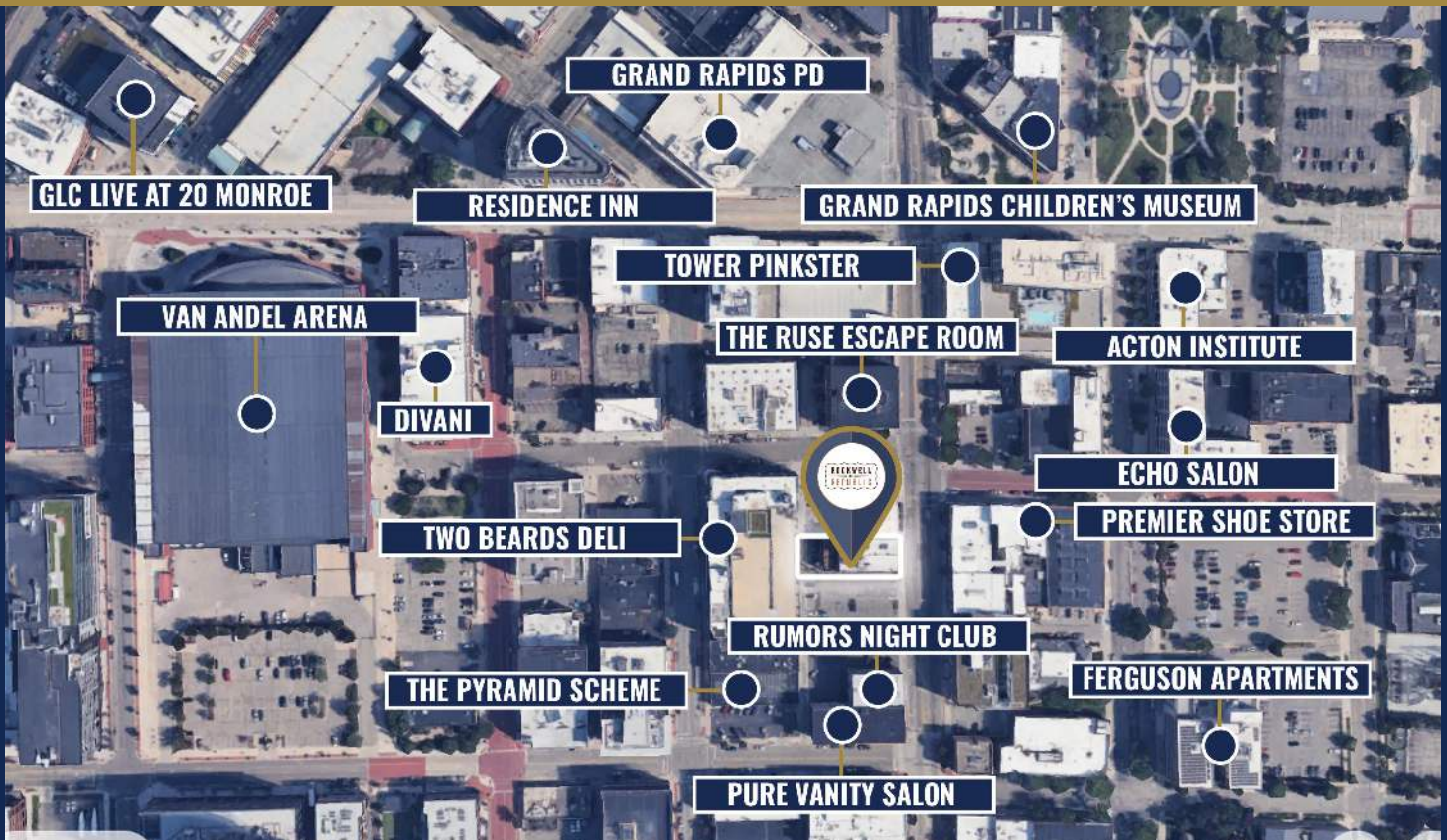
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WITH
PASSION

ROCKWELL
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