



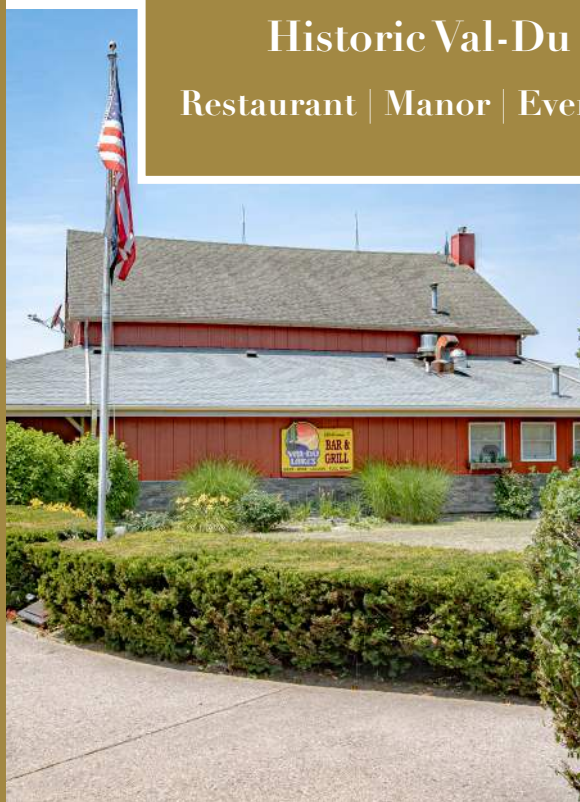
LACUNA COMMERCIAL Advisors

Real Estate Driven by Relationships

Doug Todd | (616) 340-7230 | Doug@lacunaCRE.com



EXCLUSIVE OFFERING MEMORANDUM
Historic Val-Du Lakes Bar & Grill
Restaurant | Manor | Event Grounds | Concert Venue



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A One-of-a-Kind Property in a One-of-a-Kind Location

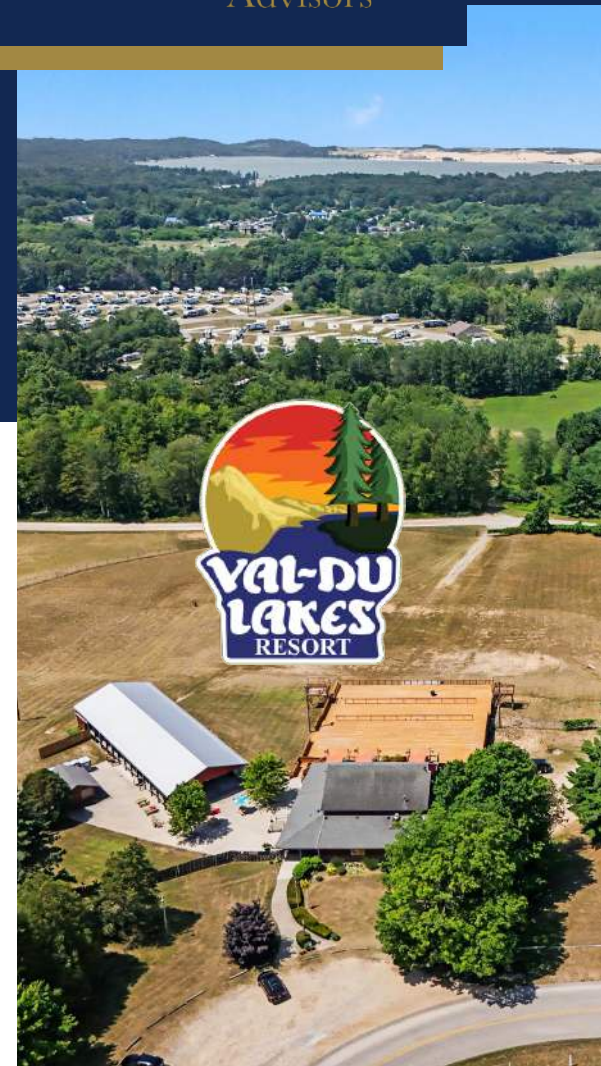
Just minutes from the iconic Silver Lake Sand Dunes, Val-Du Lakes Resort offers a rare multi-use commercial opportunity that blends lodging, dining, and outdoor entertainment in a single destination. The property attracts steady crowds throughout the spring, summer, and fall seasons — visitors eager to elevate their Silver Lake vacation with food, music, and memorable experiences.

Offered at \$1,975,000

Where Entertainment, Lodging, and Adventure Come Together

- A refitted barn Bar & Grill and event venue, featuring a full bar, indoor stage, dining spaces, loft with pool tables, outdoor seating, a 9,500 sq. ft. event deck, and additional open-air event grounds with stage, concession stand, and high-capacity power for large concerts.
- A manor house (The Manor at Val-Du Lakes) for overnight lodging or group stays.

Together, these components create a diversified asset: part hospitality, part entertainment hub, part recreational retreat. The synergy between the live-event venue, and bar/restaurant operation gives this property multiple revenue streams and a strong draw in one of Michigan's most popular "up-north" tourism corridors - minutes from Lake Michigan and Silver Lake.



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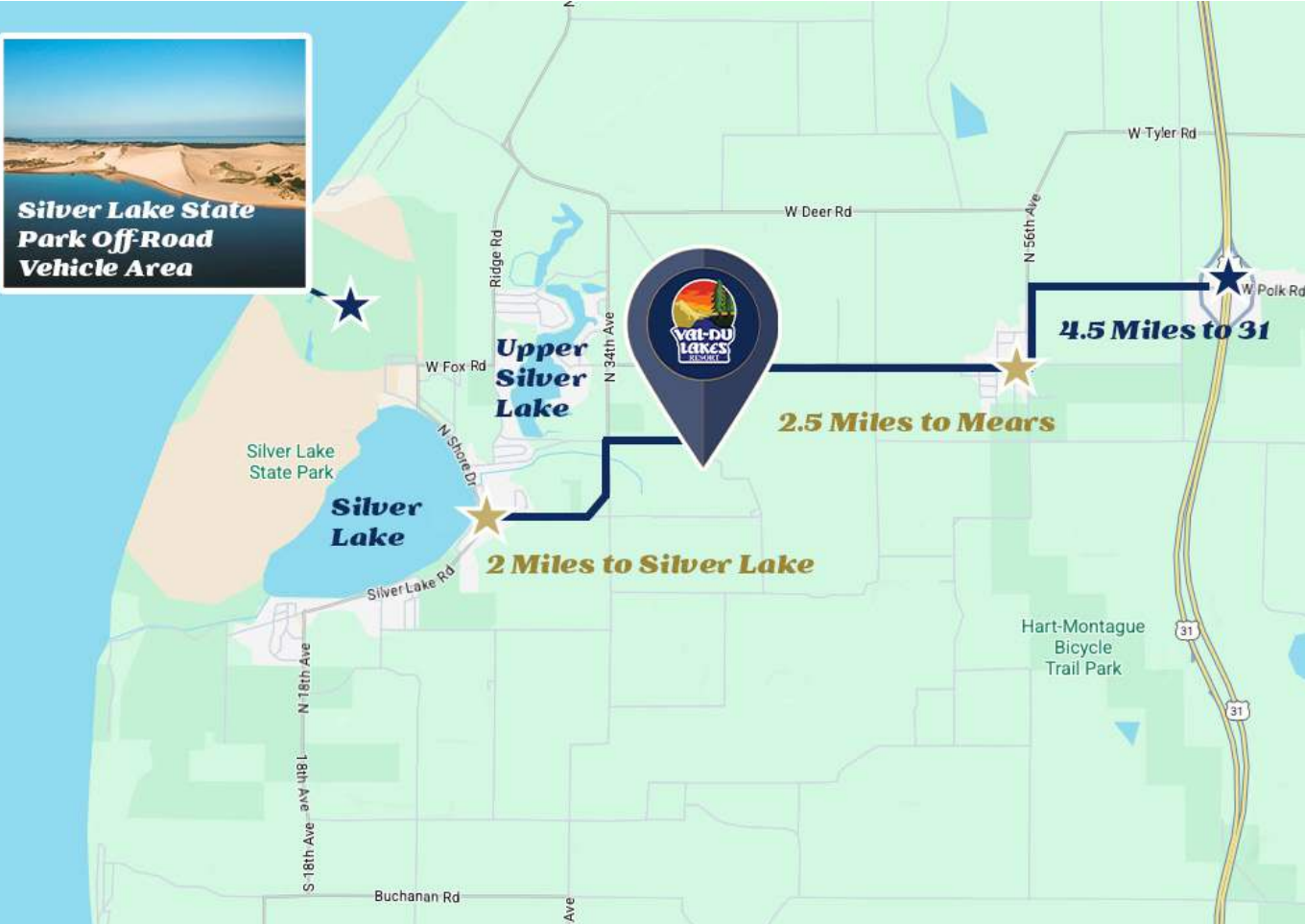
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DUNE REGIONS IN SILVER LAKE



SEASONS ON THE SILVER LAKE SAND DUNES

- APRIL 1 - OCT 31** **ORV Area** - Open Daily
Early Season: Apr. 1 - Apr. 30: 9:00 am to 8:00 pm
Peak Season: May 1 - Sept. 15: 9:00 am to 10:00 pm
Late Season: Sept. 16 - Oct. 31: 9:00 am to 8:00 pm
- MAY 12 - SEPT 30** **Mac Wood's Dune Rides**
Open daily, weather permitting. No reservations required. Check website for hours of operation.
- MAY 23 - SEPT 10** **Climb the Little Sable Lighthouse**
Open Tuesday-Sunday: 10am-5pm, closed Mon.
- 365 DAYS/YR.** **Pedestrian Area**
Open daily for use - limited services available in off-season Nov. 1 - Mar. 31.
- NOV 1 - NOV 30** **Horseback Riding**
Registration Required
Open daily along the shore - Nov. 1 - Nov. 30.
- DEC 15 - MAR 15** **Fat Bikes**
Open daily in the ORV area - Dec. 15 - Mar. 15.

Lake Michigan

updated 2-15-23



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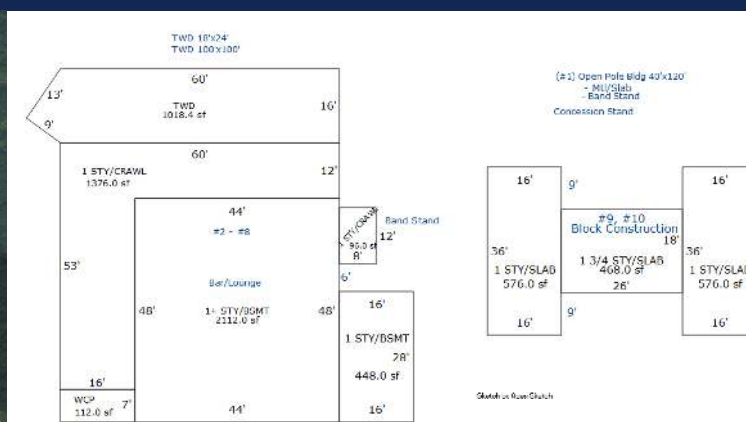
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Bar & Grill, Event Grounds, Concert Venue - Eat, Drink & Experience Val-Du

The Val-Du Lakes Bar & Grill offers a relaxed, barn-style atmosphere with a full bar, indoor stage, dining area, full kitchen, basement storage with walk-ins, and an upstairs loft with two pool tables. Outdoor seating overlooks the property and connects to a 9,500 sq. ft. event deck ideal for live music. The grounds also include a 4,800 sq. ft. open-air concert pavilion with its own stage, a 320 sq. ft. concession stand, and high-capacity power distribution to support concerts and large-scale events with enough parking to accommodate them.



Restaurant & Event Grounds

RESTAURANT	4,412 SQ FT
PARCEL NO.	006-028-200-07
ACREAGE	12.47 ACRES
LIQUOR LICENSE	CLASS C, SDM
DECK SIZE	9,500 SQ FT
POWER	HIGH CAPACITY DISTRIBUTION
CONCESSIONS	320 SQ FT
PAVILION	4,800 SQ FT

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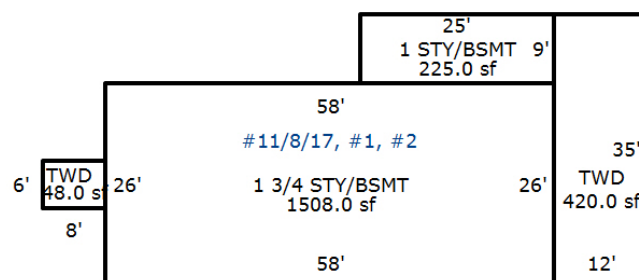


The Manor - A Historic Country Estate

The beautifully restored Manor features 8 bedrooms and 4 baths, blending original 1880s hardwood floors and antique furnishings with modern resort comforts. Sleeping up to 20 guests, it offers a full kitchen, formal dining room, spacious living room, sunroom-style front porch, and a large deck. Outside, visitors enjoy a one-acre yard with a gorgeous stone fire pit and garden area—making The Manor at Val-Du Lakes a standout seasonal rental with historic charm and room to relax.

Manor Features

MANOR	2,864 SQ FT
NO. OF ROOMS	8 BED, 4 BATH
PARCEL NO.	006-028-200-09
ACREAGE	2.04 ACRES
YEAR BUILT	1888



Other Parcels

PARCEL NO.	006-028-200-02
ACREAGE	2.7 ACRES

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HISTORY

Restaurant | Manor | Event Grounds | Concert Venue



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Where It All Began - Rich History Dating Back to the 1920s

Val-Du Lakes Resort began in the 1920s when Moses and Mrs. Davis, retired schoolteachers, purchased a 100-acre farm in Oceana County. The Davis family farmed cherries, apples, pears, vegetables, and raised livestock, creating a peaceful retreat for friends and family.

Their daughter, Lila, and her husband, David O. Duncan, later welcomed summer visitors to what became known as the Val-Du Lakes Farm Resort. Guests fished in spring-fed Hunter Creek, hiked the nearby dunes, and enjoyed the beaches of Silver Lake and Lake Michigan. Lila's favorite spot—Val-Du Lakes Hill—offered sweeping views of the lake, dunes, and shoreline.

Eventually, Lila sold the farm, paving the way for its evolution into a regional destination for recreation and entertainment.



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Historic Lakeshore Concert Venue

By the late 1980s and early 1990s, Val-Du Lakes had become one of West Michigan's top concert venues. The Val-Du Lakes Amphitheatre drew thousands for some of the biggest touring acts of the era.

Big Names. Big Summer. Big Memories.

In 2011, Val-Du Lakes hosted a major summer concert series featuring West Michigan's own Pop Evil alongside internationally recognized acts such as Sick Puppies, Sara Evans, 38 Special with Molly Hatchet, Collective Soul, Buckcherry, Big & Rich, Cheap Trick, and Meat Loaf.



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Major Tours Hosted

Aerosmith

Get A Grip Tour (1993)

Metallica

Damaged Justice Tour (1989)

Mötley Crüe

Dr. Feelgood World Tour (1990 — with Ratt)

Clash of the Titans Tour

Megadeth, Slayer, Anthrax (1991 — with Alice in Chains)

Rise of the Phoenix Summer Concert Series (2011)

Sick Puppies, Pop Evil, Sara Evans, 38 Special with Molly Hatchet, Collective Soul, The Gin Blossoms with Tonic, Buckcherry, Big & Rich with Gretchen Wilson, Cheap Trick, and Meat Loaf

Other Notable Acts

Guns N' Roses • Stevie Ray Vaughan • Hank Williams Jr.
The Beach Boys • Whitesnake • Skid Row • Three Dog Night

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PROPERTY PHOTOS

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Val-Du Lakes Bar & Grill



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Covered Pavilion For Concerts & Events



Deck For Large Scale Concerts & Events

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Power House - High Capacity Three-Phase



Pre-Wired For Demanding Audio/Video Systems



Manor | Built About 1888



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Interior Photos of Manor



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