



**Real Estate,  
Restaurant,  
& Land**

***FOR SALE***

in Woodbridge  
Detroit, MI 48208

*CONFIDENTIAL MARKETING  
& OFFERING MEMORANDUM*





## OFFERING PROCEDURES

*The sale of the Woodbridge Pub business including 5169 Trumbull, and real estate at 5203 Trumbull, 5207 Trumbull, 5215 Trumbull, and 1520 Merrick is being exclusively handled by James Tumey.*

*Do not approach staff/employees.  
All inquiries should be directed to the listing agent below.*

## AGENT

*James Tumey  
Senior Commercial & Residential Agent  
James@TheLoftWarehouse.com  
586-419-6271*

The background image shows a modern dining area with several square tables and orange chairs. Large windows on the left side provide natural light. The ceiling features exposed copper pipes and track lighting. A framed poster is visible on the green wall in the background.

## TABLE OF CONTENTS

### **01** EXECUTIVE SUMMARY

*Investment Summary  
The Neighborhood  
Property Aerials  
Property Photographs  
Area Map*

### **02** PROPERTY OVERVIEW

*Floorplans  
Property Details  
Property Description*

### **03** MARKET OVERVIEW

*Detroit, Michigan  
Competitive Property Survey*

### **04** FINANCIAL OVERVIEW

*Financial Summary*

### **05** ADDENDUM

*Equipment, Furniture, and Fixture Summary*

# 01 EXECUTIVE SUMMARY

*Investment Summary*  
*Location and Demographics*  
*Property Aerials*  
*Property Photographs*

***“The Loft Warehouse is pleased to exclusively offer for sale, the established Woodbridge Pub business, adjacent real estate and land zoned SD-2, which is ready for development in the highly desirable and walkable Woodbridge neighborhood next to Wayne State University in Detroit, Michigan. A great change to develop and benefit from the neighborhoods high occupancy rate and walkability of the locals.***

***A great opportunity to capitalize on the developing district with new neighboring businesses including the newly opened Pie-Sci, and the development of Trumbull and Putnam corner to include a curated mix of retail/commercial.***

***Woodbridge Pub is a pioneer of the Detroit restaurant scene.”***

#### INVESTMENT SUMMARY

#### **“Woodbridge Pub” - Business & Real Estate**

*Woodbridge Pub opened it’s doors in the fall of 2008 with a goal of playing a positive part in the growth of the local community and neighborhood. Working with local urban farmers and having the food primarily grown or sourced within five miles of the restaurant to get the freshest and most local ingredients. Offering also an exceptional selection of over eighty beers and wines from across Michigan and around the world, and providing a comfortable atmosphere complimented by friendly and knowledgeable staff. The liquor license is included in the sale.*

#### **Industrial 2-Story “Shop”**

*Directly across Merrick Street from the Woodbridge Pub, is a 2-Story industrial carriage house known as the “shop”. Currently vacant, the “shop” is ready and zoned to be developed into a unique boutique commercial or residential space.*

#### **Vacant Land**

*Adjacent to the “shop” and directly across from the Woodbridge Pub is the space. At over 9,100 Sq Ft, the space is a large footprint on the corner of Merrick St and Trumbull and is ready and zoned SD2 for a mixed use development. The property is already licensed by MLCC for liquor sales with Woodbridge Pub licenses.*

*The SD2 District is designed to encourage a complimentary mixture of uses including residential, business, and office uses that are compatible in a neighborhood center. This zone will serve surrounding residential areas with consumer goods and services. It is the purpose of these regulations to encourage mixed-use developments that are compatible with the surrounding area and promote pedestrian activity.*



\* Rendering of developed shop and vacant land.

**Offering Price:**

\$1,225,000

**Woodbridge Pub**

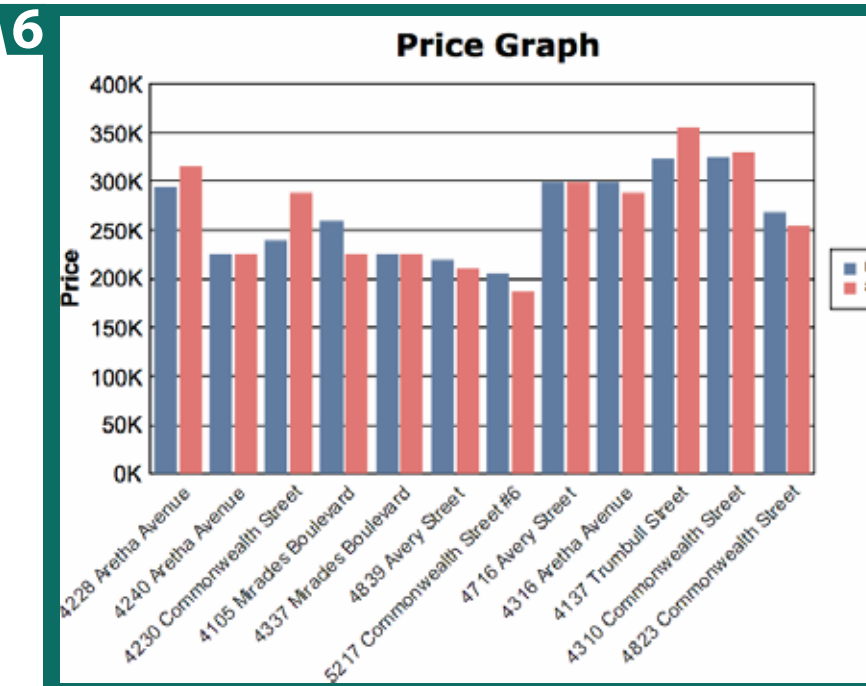
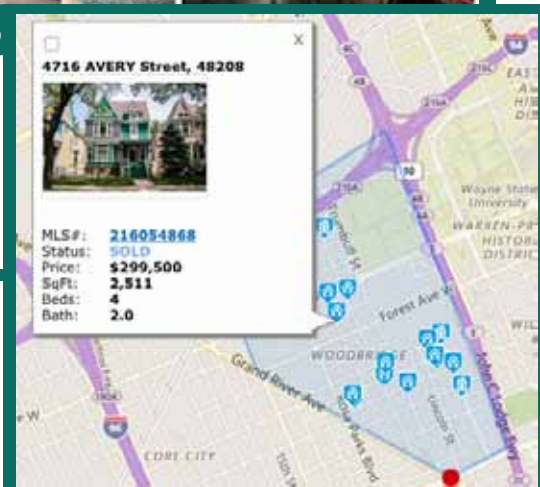
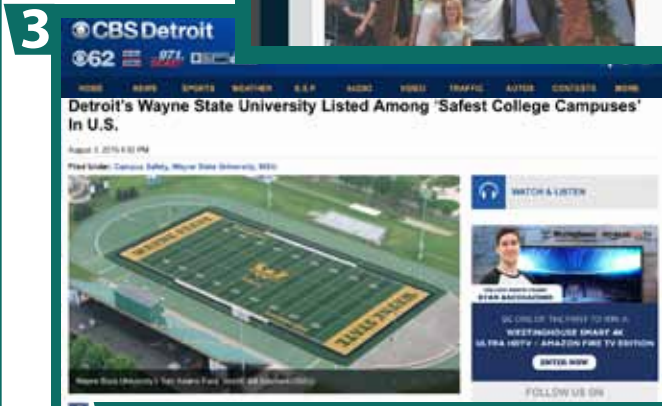
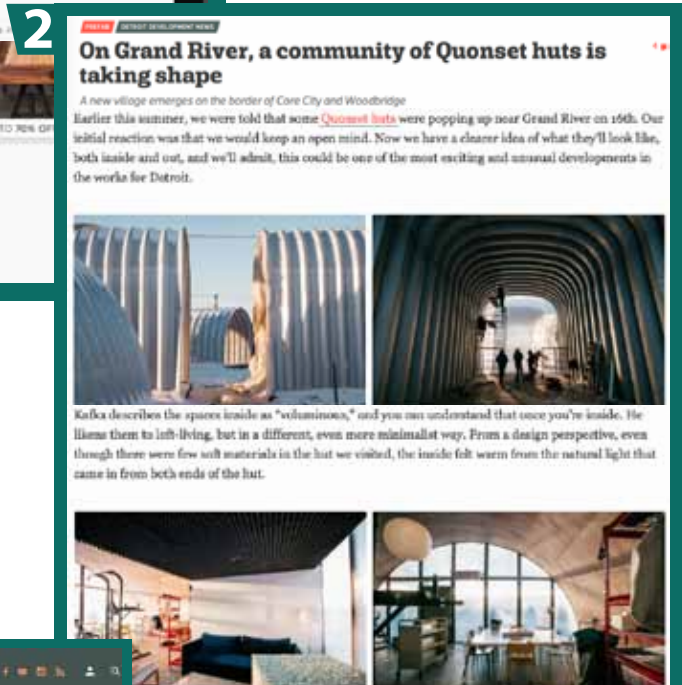
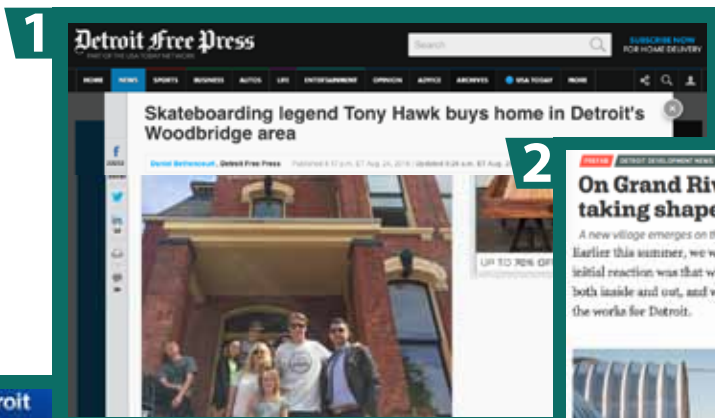
Address: 5169 Trumbull St.  
 Lot Size: 3,920 Sq Ft  
 Building Size: 3,112 Sq Ft  
 Type: Turnkey Restaurant & Bar  
 Year Built: 1926  
 Frontage: 30' Trumbull St X 120' Merrick St  
 Construction: Brick and concrete exterior  
 Capacity: 65 Persons (indoor + 16 Persons (outdoor))

**Industrial 2-Story Shop**

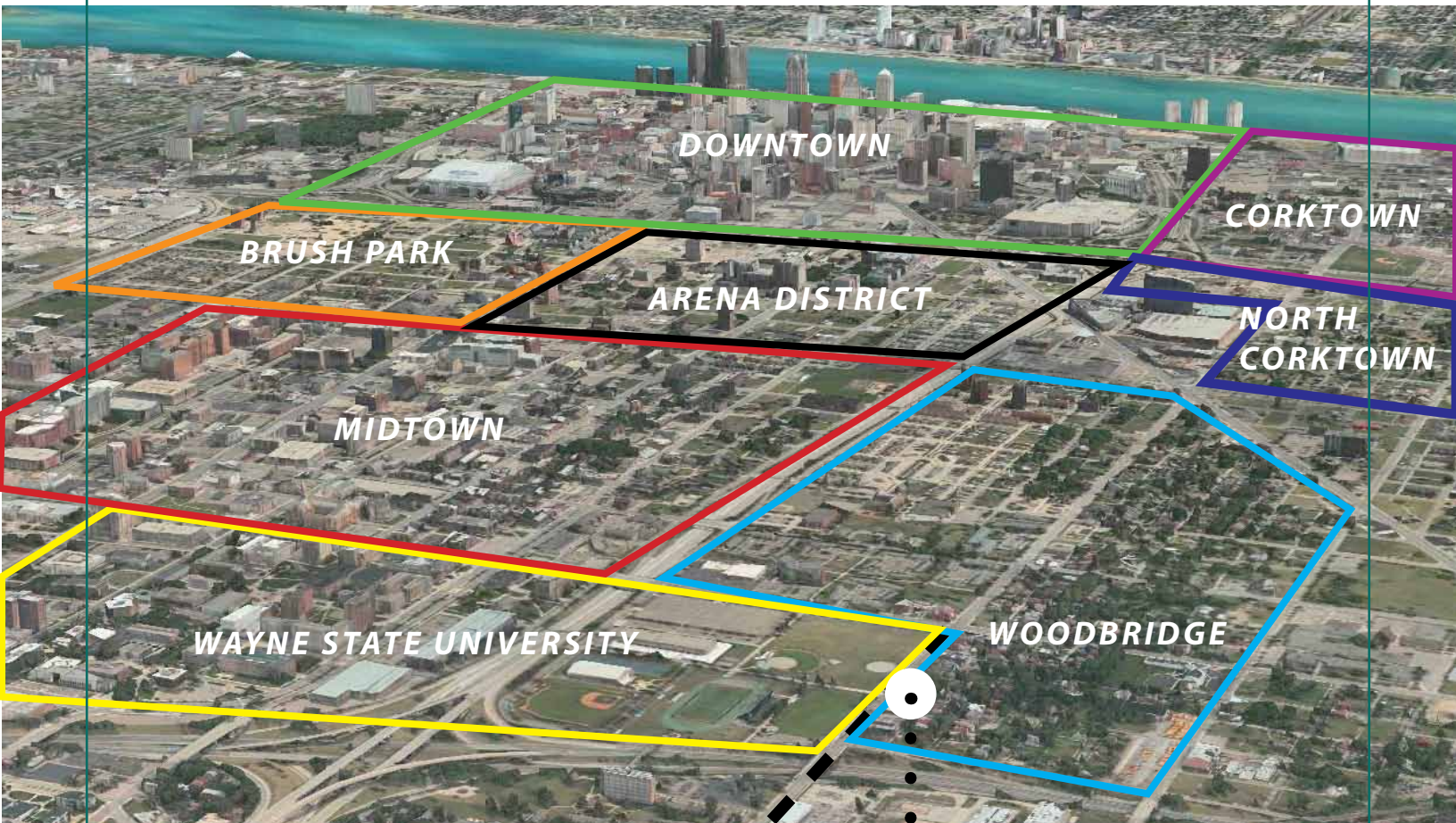
Address: 1520 Merrick St.  
 Lot Size: 1,742 Sq Ft  
 Building Size: 1,260 Sq Ft  
 Type: Industrial 2-Story Carriage House  
 Year Built: 1904  
 Frontage: 30' Merrick St

**Vacant Land**

Address: 5203 Trumbull, 5207 Trumbull, 5215 Trumbull  
 Lot Size: 9,148 Sq Ft  
 Type: Vacant Land  
 Frontage: 90' Merrick St X 90' Trumbull



1. TONY HAWK INVESTS IN WOODBRIDGE
2. QUONSET HUT DEVELOPMENT
3. WSU VOTED SAFEST CAMPUS
4. WOODBRIDGE SPARKS BIG INTEREST
5. HISTORIC HOME VALUES
6. STRONG RESIDENTIAL LIST AND SALE PRICES







**Industrial 2-Story Shop**

*\* Rendering of developed shop.*





Vacant Land





Woodbridge Pub

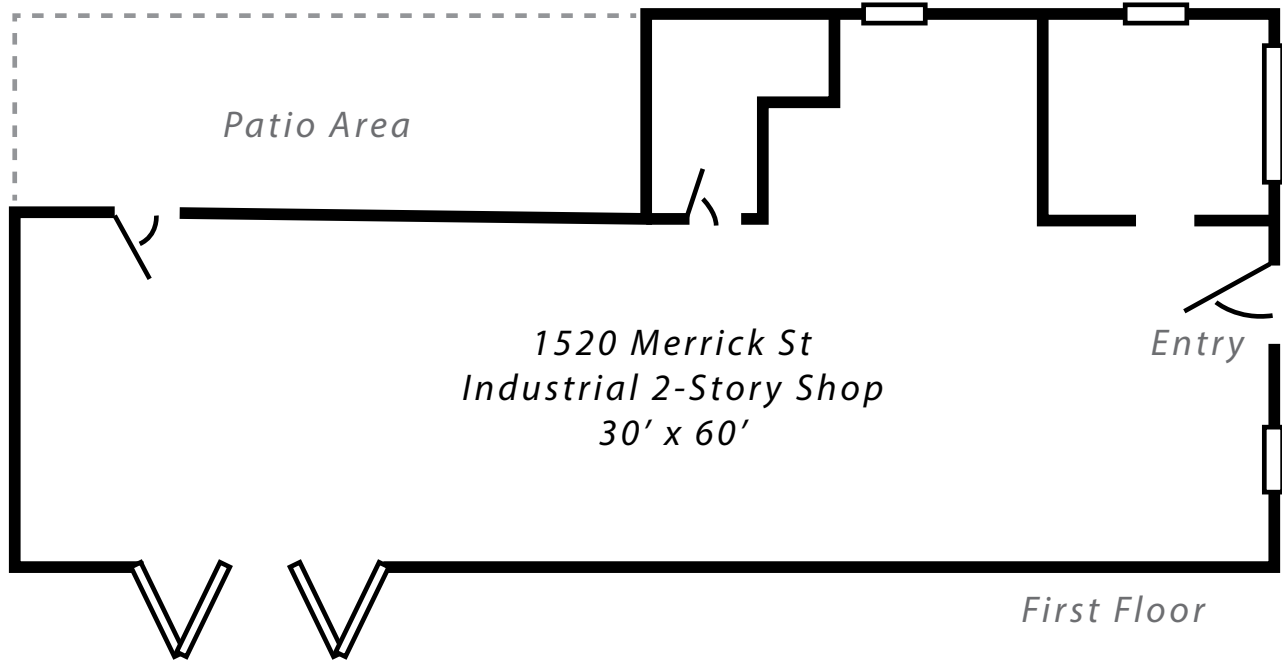




# 02 *PROPERTY OVERVIEW*

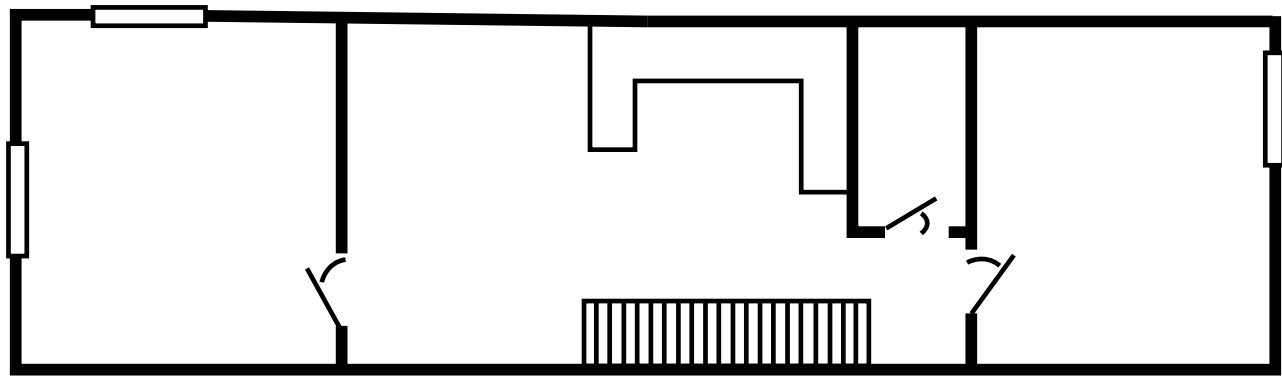
*Floorplans  
Property Description*

Industrial 2-Story Shop

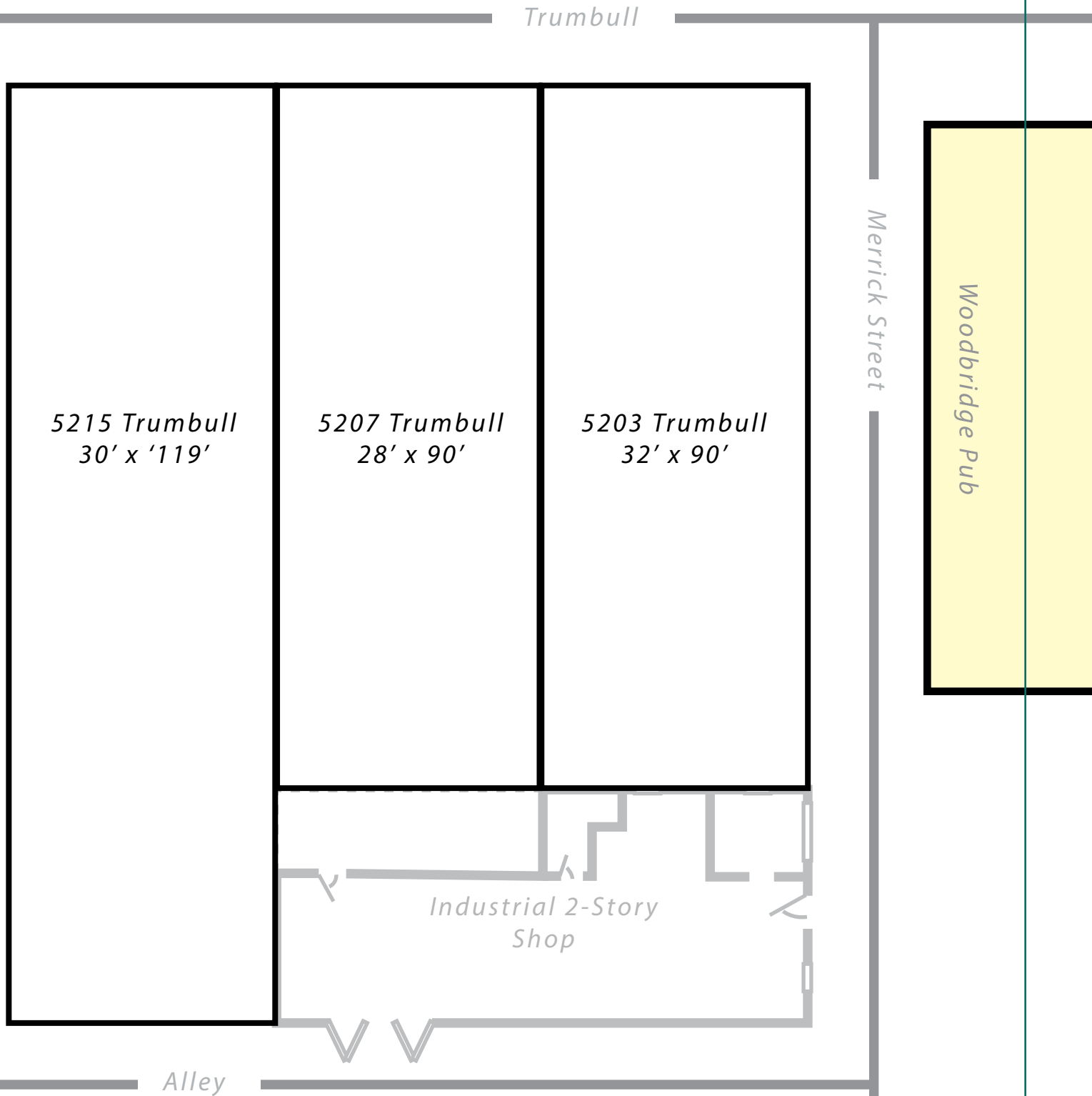


Alley

Merrick Street



Vacant Land

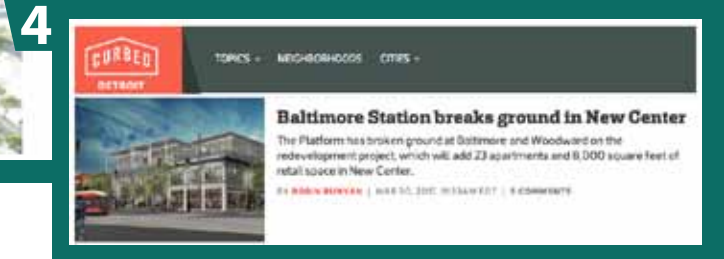
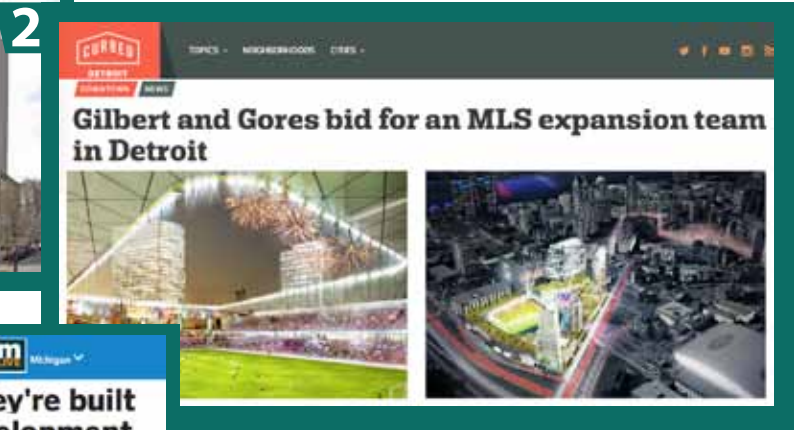






# 03 MARKET OVERVIEW

*Detroit, Michigan  
Competitive Property Survey*



1. DETROIT APARTMENTS RANKS NATIONS LOWEST VACANCY N 2016
2. DETROIT PRO SOCCER TEAM/DEVELOPMENT PROPOSAL FOR DOWNTOWN
3. \$100M RESIDENTIAL DEVELOPMENT, 16 OF 100 CONDOS ALREADY PRE-SOLD
4. NEW MIXED USE DEVELOPMENT BREAKS GROUND IN NEW CENTER
5. \$500M + MIXED USED DEVELOPMENT DOWNTOWN CONSISTS OF OVER 825,000 SQ FT
6. PISTONS AND HENRY FORD HOSPITAL PLAN TO BUILD PRACTICE/TRAINING FACILITY IN MIDTOWN/NEW CENTER.



**SALE PRICE \$750,000 FOR BUSINESS AND REAL ESTATE.**



**DETROIT VOTED AS NORTH AMERICA'S TOP FOOD CITY BY NATIONAL GEOGRAPHIC**

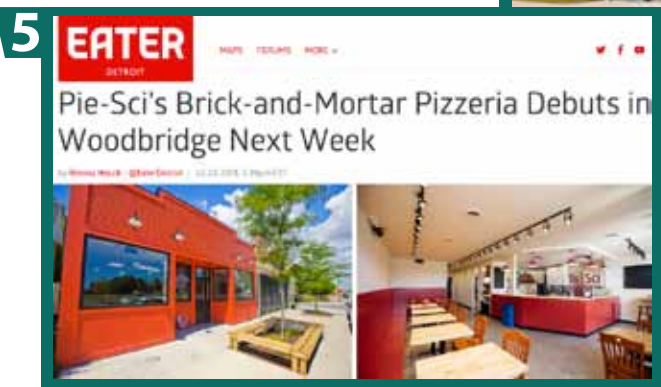
**NEW YORK TIMES RANKS DETROIT 10 OUT OF 52 TOP DESTINATION CITY.**



**NEW DEVELOPMENT IN WOODBRIDGE AT TRUMBULL AND PUTNAM INCLUDING BAKERY, BAR, COFFEE, BIKE SHOP, AND RETAIL.**



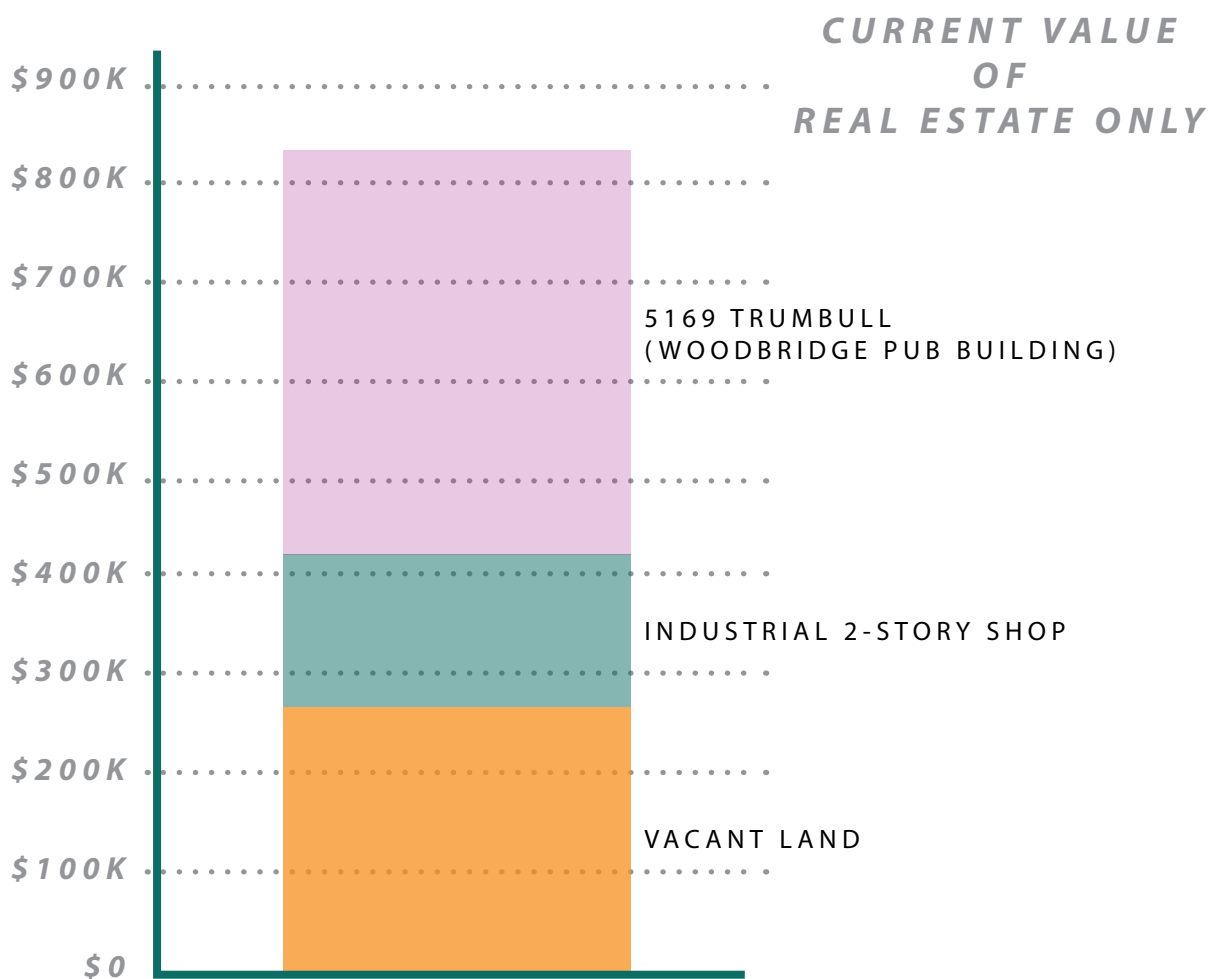
**PIE-SCI OPENS NEXT TO WOODBRIDGE PUB, OFFERING CREATIVE PIZZA OPTIONS.**



# 04 FINANCIAL OVERVIEW

*Financial Summary*

***“Averaging over \$1,000,000  
in sales annually over  
eight years.”***



***Current value of liquor  
license = \$60,000***

# 05 *ADDENDUM*

*Equipment, Furniture, and Fixture Summary*





New 50 year rubber roof in 2007

New kitchen hood & exhaust fan in 2008

New plumbing interior & exterior to the alley

New compressor on large fridge

Salad prep fridge

Stand-up freezer

2-door beer storage cooler under-bar

3-keg under bar with 6 taps

5' Flat top range / double oven

Salamander

Dishwasher

New 12-ton heating/cooling in 2008

Upgraded LED lighting throughout

New 3 keg & 2 keg under-bar draft fridge

3-door upright glass fridge

Ice machine

2-door glass fridge

3-door glass display cooler under-bar

2-keg under bar with 4 taps

2' 4 burner range / oven

20' dry storage cargo container on-site

New tankless water heater in 2016

\*Cash to close inventory at closing.

