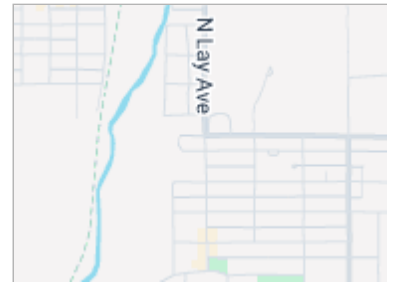


ALL FIELDS DETAIL



MLS # 50197464
Address 130 Washington Avenue
Area (Municipality) Iron River (36010)
Mail City Iron River
County Iron
State MI
Zip 49935
Class COM/IND/BUS OPP
Type Business
Sale/Rent For Sale
Status Active
Asking Price \$299,000



LEGAL DESCRIPTION

Legal Description See associated docs for complete

BUSINESS INFORMATION

Business Name	Liminal	Business Type	Bar/Resturant
Envrirnmtl Condition Y/N	No	License Available Y/N	Yes
License Type	Liquor License	Legal Access	Yes
Additional Tax IDs	055.116.002.00, 055.116.003.00 ,055.280.001.00	Price/Frontage	\$1,758.82
Floor Plans Count	0		

PROPERTY INFORMATION

Year Built	1932	Square Feet	2923
Basement Y/N	Yes	Frontage	170
Lot Size	170x120	Acreage	0.45
Waterfront Y/N	No	Municipality	Iron River
Municipality Type	City	At Ski Resort Y/N	No
Trailside Y/N	No	Trailside Description	Near ATV - UTV Snowmobile

LOCATION INFORMATION

Full Address(es)	130 Washington AVE, Iron River, MI 49935	Latitude	46.087003
Longitude	-88.633675		

DIRECTIONS

Directions From Iron River - East on Genesee St, turn right on Lay Ave (Stambaugh Hill) to property at top of hill on right.

LISTING INFORMATION

Price Date	4/2/2026	Price Per SQFT	\$102.29
Listing Date	1/12/2026	Input Date	1/13/2026 8:44 PM
Input Date	1/13/2026 8:44 PM	Status Date	1/13/2026
HotSheet Date	4/2/2026	Update Date	4/29/2026
Update Date	4/29/2026 11:47 AM	Expiration Date	12/31/2026
Original MLS#	50197464	Originating MLS	Upper Peninsula Assoc of Realtors
MLS ID	Iron Mountain	Agent	NICOLE HEBERT - Cell: 906-284-0216
Listing Office	KELLER WILLIAMS CLASSIC REALTY NW - Main: 763-463-7500	Original Price	\$349,000
Listing Exception Y/N	No	Days On Market	171
Cumulative DOM	171	Days On MLS	170
Cumulative DOMLS	170	Signed Disclosure Y/N	Yes
Guest Listings Y/N	No	Contract	Exclusive Right to Sell
Associated Document Count	8	Additional Documents YN	No
Picture Count	37		

TAX & FINANCIAL

Property ID	055.116.001.00	FIPS Entity	40980
FIPS	26071	Assessments Y/N	No
Encroachment Y/N	No	Zoning	Commercial
Subj to Short Sale Apprvl	No	Ownership	Private
Owners Name	Philipps	Flood Insurance	Not Required
Flood Plain	None	Lease Y/N	No

The selected view does not have a layout for the current listing's class.
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FEATURES

COMMERCIAL CEILING HGT

Less than 16 Ft.

COMMERCIAL FEATURES

220 Volt Power

Bath

Cafe/Kitchen

Electric Available

Gas Available

No Elevator

Public Restrooms

Restroom(s)

Sidewalks

Sprinkler System

Trash Removal

Smoke/Fire Alarm

COOLING SYSTEM

Central A/C

Exhaust Fan

HVAC

EXTERIOR CONSTRUCTION

Stucco

FOUNDATION TYPE

Basement

FUEL TYPE

Natural Gas

HEATING SYSTEM

Forced Air

WATER HEATER

Gas

LOCATION

Main Street

Rural

LOT DESCRIPTION

Cleared

FINANCIAL TERMS

Cash

Commercial Loan

Conventional

PARKING

On Site

PRESENT LICENSES

Liquor License

BUSINESS TYPE

Bar/Tavern

Restaurant

ROADS

City/County

Paved Street

Year Round

ROOFING

Shingles

LOCKBOX

Yes (UPAR Lockbox)

OCCUPANCY

C

SPECIAL LISTING CONDITION

Standard

UTILITES

Electricity Connected

Natural Gas Connected

Phone Available

Sewer Connected

Water Connected

VIEW

Rural View

SALE INCLUDES

Business and Real Estate

Inventory

Living Quarters

Supplies

SEWER SEPTIC

Public Sanitary

SOURCE OF SQ FT

CubiCasa

TYPE

House

WATER

Public Water

WATER FEATURES

None

ZONING

Commercial

SHOWING INSTRUCTIONS

Showing Instructions Please use showingtime

LISTING BROKER SERVICES

Listing Broker Sign Y/N Yes

Full Service Listing Y/N Yes

Advertising/Marketing Y/N Yes

Other Sign on Property Y/N No

Recommend/Adjust Price YN Yes

Handle Incmg Inquiries YN Yes

MARKETING-VIRT TOURS/IDX/VOW

VOW Include Yes

VOW Comment Yes

IDX Include Y

IDX Automated Valuation Yes

Video Tour Video Tour

Public MiRS Website Yes

VOW Address Yes

VOW AVM Yes

IDX Consumer Comment No

Broker Exclusive No

Public GLR Websites Yes

Publish Sale Price YN Yes

REMARKS: AGENT & PUBLIC

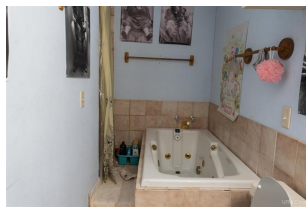
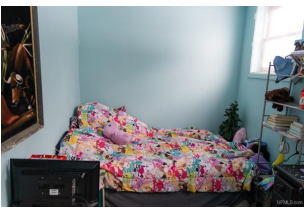
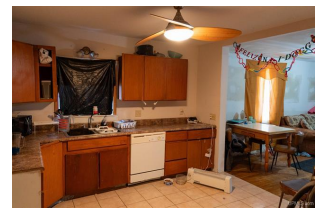
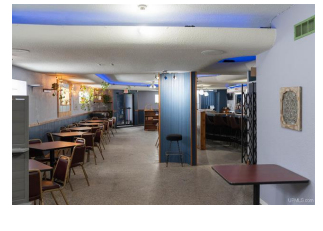
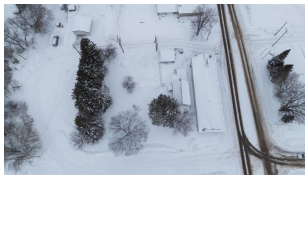
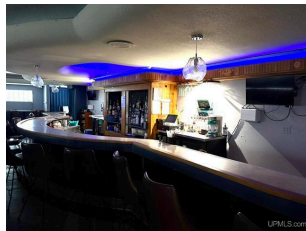
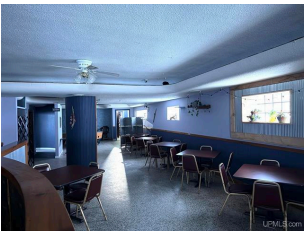
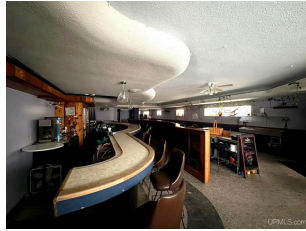
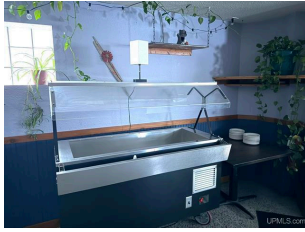
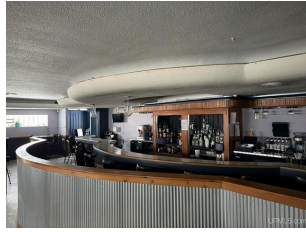
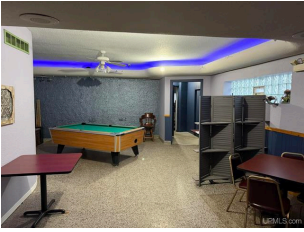
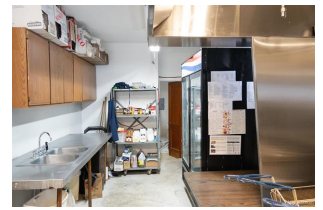
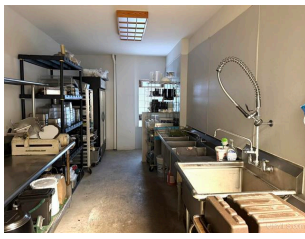
Agent Remarks Please use showing time. Lockbox on door -facing Washington Ave

Public Remarks Formerly Liminal, this 2923 sq ft commercial restaurant & bar (with full basement) offers a rare, ready-to-operate business opportunity in the heart of Iron County. The property includes a Michigan liquor license, extensive recent upgrades and a separate residence behind the building—creating the perfect live/work or income-producing setup. Major improvements include a fully remodeled commercial kitchen, new plumbing, updated electrical, new forced-air heating, newer roof (2018), new concrete flooring, renovated bathrooms, fresh interior & exterior paint, and a premium 10' Captivaire vent hood. The sale includes a complete lineup of commercial equipment—stove, fryers, prep tables, walk-in cooler & freezer, beer coolers, POS system, salad bar, and more—making this a true turnkey operation. The home offers 4 bedrooms (2 down, 2 up) and more room on the third floor (thinking game room for fun or office space) and great potential to be renovated for owner occupancy, rental income, or Airbnb. There are 4 lots with this property. Located near popular snowmobile and outdoor recreation trails, this is an ideal destination business with built-in customer traffic. Own the building. Run the business. Live onsite or create rental income. A dream opportunity for entrepreneurs ready to bring their restaurant & bar vision to life.

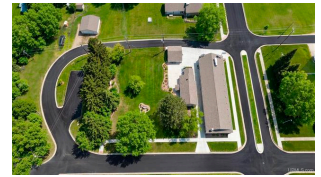
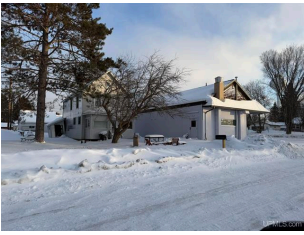
ADDITIONAL PICTURES



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Computer generated

DISCLAIMER

This information is deemed reliable, but not guaranteed. All room dimensions are in appx. feet.