



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: \$244,900

LOCATION:

KEN'S VILLAGE INN

Address	:	6539 East Main Street, Eau Claire, MI 49111	
Approx Sq Ft	:	Main Floor 1,572'; 2 nd Floor 216'	
Lot Size	:	18 x 132'	
Taxes	:	'09 Personal Property Taxes \$216.41 w/'10 SEV might be \$201 +/-*	
		'09 Real Estate Taxes \$1,011.85 w/'10 SEV might be (about the same +/-)*	
Tax ID#	:	11-35-0240-0019-00-1 (Village of Eau Claire)	
Roof	:	Built Up	Street: Paved public
Elec Service	:	200 Amp	Siding: Wood / Brick
Construction	:	Frame / Brick	Walls: Panel
Heat	:	HVAC Natural gas	Bsmnt: Slab
Water Heater	:	60 Gal gas	Water: Municipal
Sewer	:	Municipal	Possession: At close

REMARKS: CONTACT FLOYD JERDON FOR DETAILS. Located right on Main St. in downtown Eau Claire. Food, Fun, Dancing, & spirits. State liquor license includes Sunday sales, dance and food permit. KENO also. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Good opportunity for owning your own tavern, eatery, dance hall, etc.

