

# Callander Commercial<sup>®</sup>

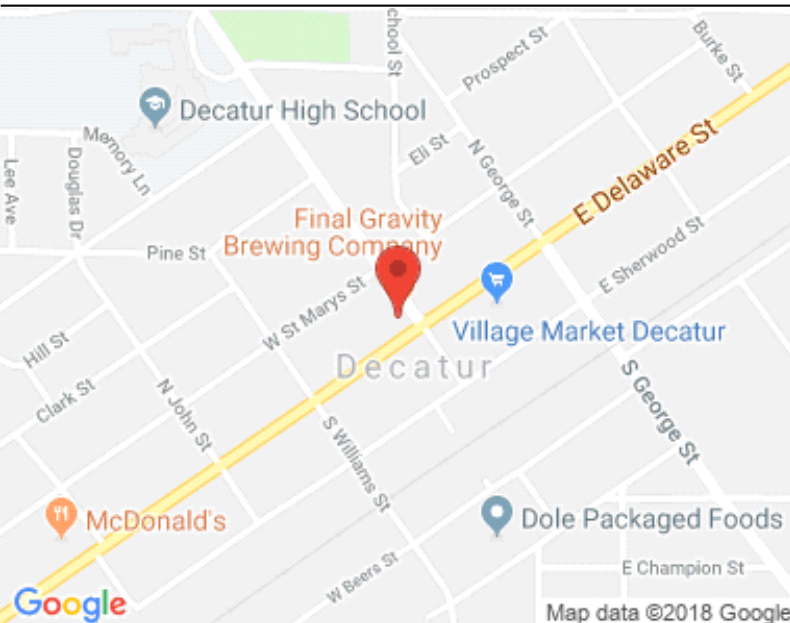
**Former Gentlemen's Club**  
105 N Phelps Street | Decatur

## Former Gentlemen's Club Liquor License Included!

Business / Multi-Use / Retail / To Be Determined  
For Sale  
105 N Phelps Street  
Decatur, Michigan

### Overview:

Formally a gentleman's club which drew large crowds from both local and afar. Dance floor, plenty of seating, gorgeous bar, locker room, VIP booths, and open basement with cooler etc. Two 5 ton AC units, located on roof, newer roof (19'), liquor license included which includes Sunday Service + beer to go!



### Contact Information:

#### Eric Bolles

(269) 373-8108 [direct]  
(269) 535-4576 [mobile]  
ebolles@ccmichigan.com

#### Zachery VandeWeerd

(269) 384-8367 [direct]  
(269) 271-5090 [mobile]  
zvandeweerd@ccmichigan.com



### Information:

County:	Van Buren
Municipality:	Decatur Village
Gross Size:	4,180 SF
Buildings / Units:	1 Building / 1 Unit
Building Levels:	1 Level
Total Acres:	0.09 Acres
Year Built:	1965
Construction:	Block / Concrete
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking # / Type:	10 / Municipal
Restrooms:	2 / Common Area
Air Conditioning:	Central Air
Utilities Attached:	Gas and Electric
Utilities Available:	All Public Utilities
RE Taxes / Year:	\$2,786.75 / 2021

### Sale Price:

**\$299,000**

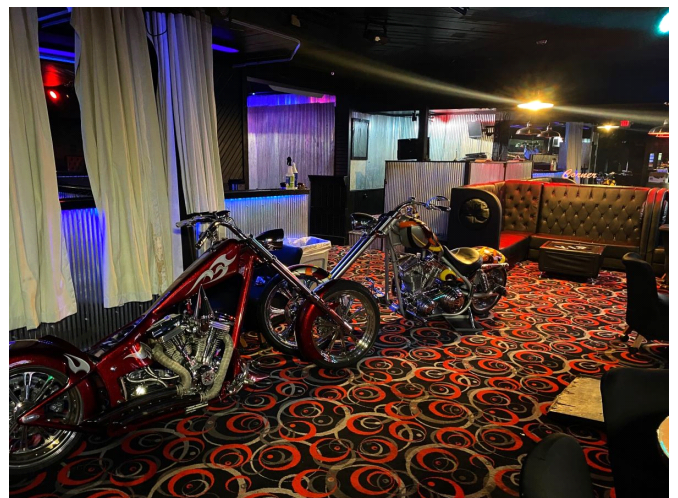


## PROPERTY PHOTOS





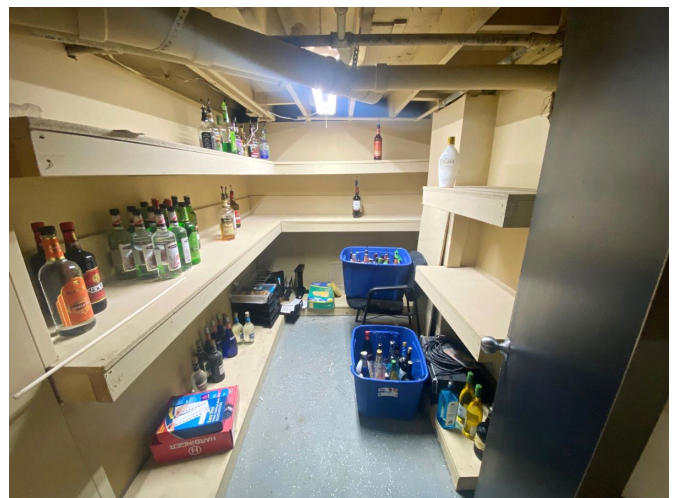
## INTERIOR PHOTOS





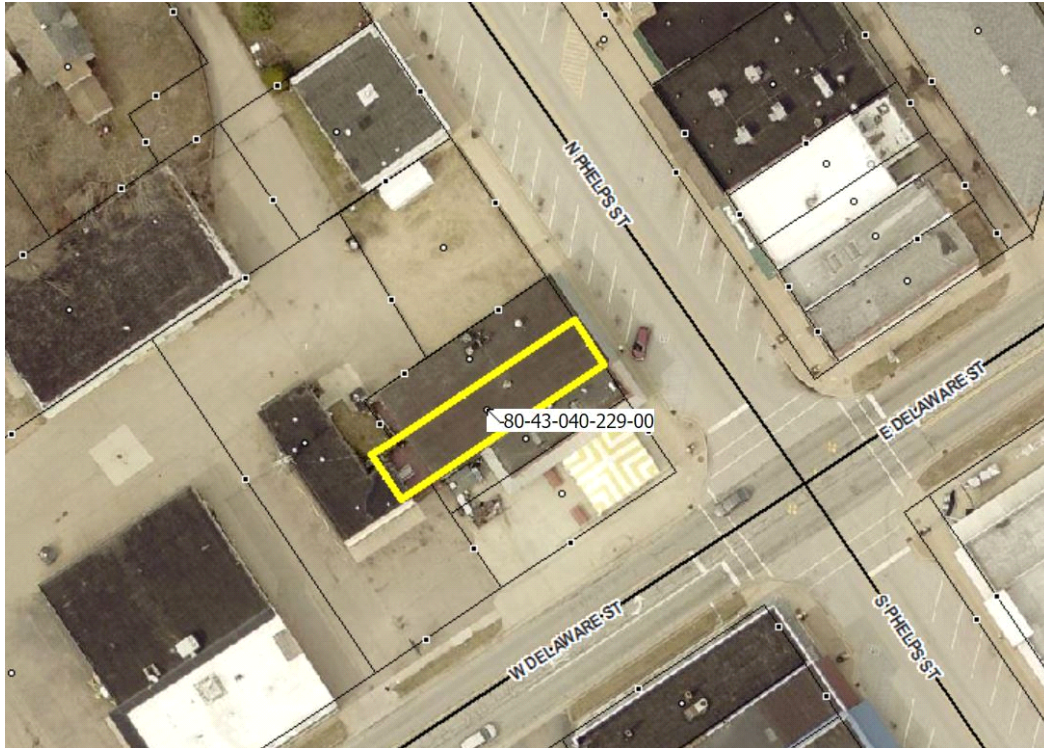
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## INTERIOR PHOTOS





## AERIAL PHOTOS





## LOCATION AERIAL

