

Grosvenor Hotel – Jonesville



The Grosvenor Hotel

Late 1800's Grosvenor Hotel looking for someone to love it, occupy it and make it come alive again. The hotel is available for sale or lease. Total building area is 10,095 Sq. Ft. b

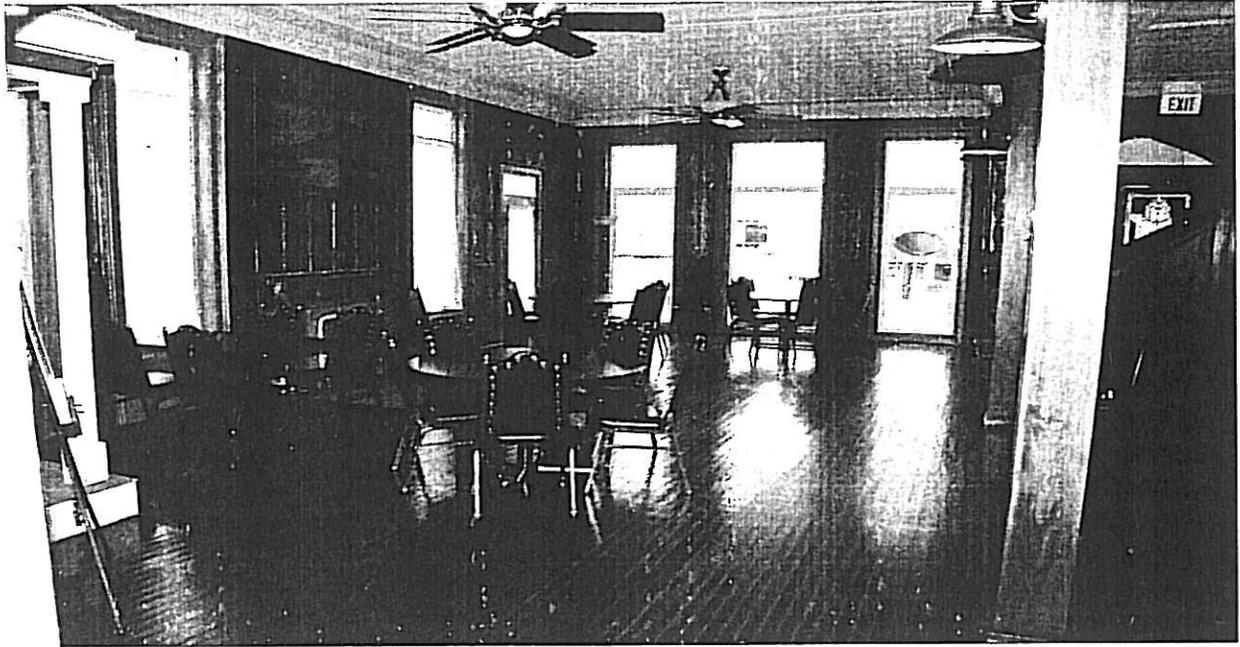
It can be comfortably divided into four areas of interest:

- (1) Hotel lobby: (202 E. Chicago), comprised of the entire first floor of the West street side of the building,
- (2) Storefront: (204 E. Chicago), roughly the east half of the building, although shorter than the west half,
- (3) Second and third floors: empty rooms which could be converted into either apartments or hotel rooms, and
- (4) Basement: which, at one time, had an outside entrance below the front steps, and which could be restored to allow for a business in the basement.

Lobby and storefront are barrier free. The Lobby has a ramp in the rear and the storefront has a rear door at floor level. Water, gas and electricity can be metered separately to each area.

Owners are interested in seeing the building returned to productive use and will entertain proposals for lease, sale or partnering from entities which have some expertise in the area being proposed, and which are reasonably well capitalized.

Price, purchase of supplies and equipment, lease rates and terms are negotiable.



Hotel Lobby – 204 East Chicago Road

Hotel Lobby: 202 E. Chicago: 2690 square feet.

Lobby can function independently or in conjunction with storefront.

Reasonably well equipped kitchen (no grill however), recent Health Dept. approval.

Some tables and chairs

Nicely finished. Floors, walls and ceilings presentable.

Ceiling fans and fireplace façade.

Soft drink dispenser, Bag in the Box in the basement.

Men's and women's bathrooms, nicely done

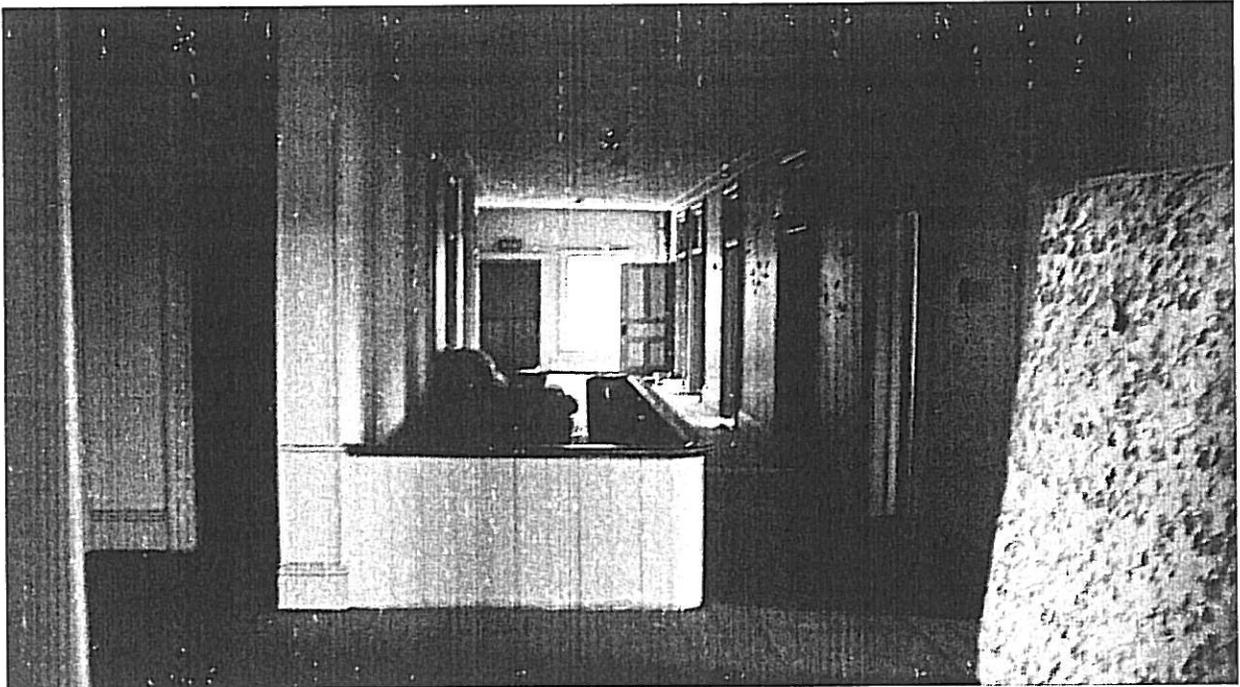
Heated and air conditioned, Ceiling lights/fans.



Storefront – 202 East Chicago Road

Storefront: 204 E Chicago: 1145 square feet:

Storefront can operate independently or in conjunction with the Hotel Lobby.
Fully equipped for Ice Cream and/or coffee drinks. Rrecent Health Dept. approval.
Soft drink dispenser. Bag in the Box in the basement
Large freezer and dipping freezer, cone maker provisions
Topping dispenser with refrigerator
Espresso machine, flavors, pots, makers
Glassware for coffee and ice cream
Separate preparation and multiple storage areas
Full basement, stairs to lobby if desired, separate heating and air conditioning.
Ceiling fans.
Product and supply racks, soup tureens, some supplies.
Bathroom (very basic, but could be vastly improved)



Third floor hallway

Second and Third Floor: 2130 Sq Ft each floor, basic electrical to each room, needs heat and A/C, finish and bathrooms. Each floor can have up to 10 hotel rooms, less if apartments.

Basement: roughly 2000 Sq. Ft., contain mechanical equipment and drains for the building. The basement has a large flue (used to be for the boiler) which could be used for exhaust from a baking oven or similar device; could house a pub or bakery.

**Please call Dr. Jeff or Marcy Horton at (951) 704-9226 or (951) 704-9309
Courtesy to Brokers**

