



FOR SALE

646 LITTLE LAKE PARK RD, MIDLAND

\$299,000

\$13,600 Annually

3,000 Sq Ft

Waterfront Restaurant

LITTLE LAKE RESTAURANT

Midland's Little Lake Restaurant is a unique quick service restaurant (QSR) opportunity located directly in the middle of Little Lake Park, one of the city's premier tourist and local destinations. This is the only restaurant located within the entire park creating a rare captive audience opportunity with excellent exposure to seasonal visitors, community events, and waterfront traffic.

The business features seating for 50 inside plus a 16-seat patio overlooking the lake and surrounding parkland. Approximately 3,000 Sq Ft with extensive kitchen, prep, storage, and production space allowing for a wide variety of concepts and operational flexibility. The kitchen includes a 12-ft commercial hood system and 1 walk-in fridge suitable for numerous cuisines or franchise uses.

Amazing lease rate of only \$13,600 Gross Rent including TMI for the entire year. Available with training and open for conversion into a different concept, cuisine, or franchise. Please do not go direct or speak to staff or ownership.

READY FOR SECONDS?

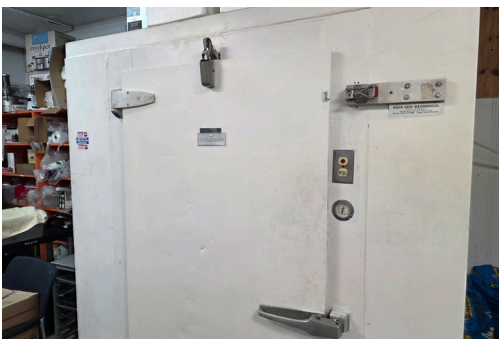
Call me to discuss this listing today.



RYAN EARL, Broker and Founder
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OTHER LOCATIONS:



PHIL'S FAMILY RESTAURANT

- Licensed Restaurant & Building
- 1,600 + 4,400 Sq Ft
- 6 Tenanted Apartments
- Licensed for 70



PHIL'S PUB & EATERY

- Licensed Restaurant & Bar
- 3,500 Sq Ft
- \$5,038 Gross Rent
- Licensed for 173 + 30 Patio



93 MAIN ST E

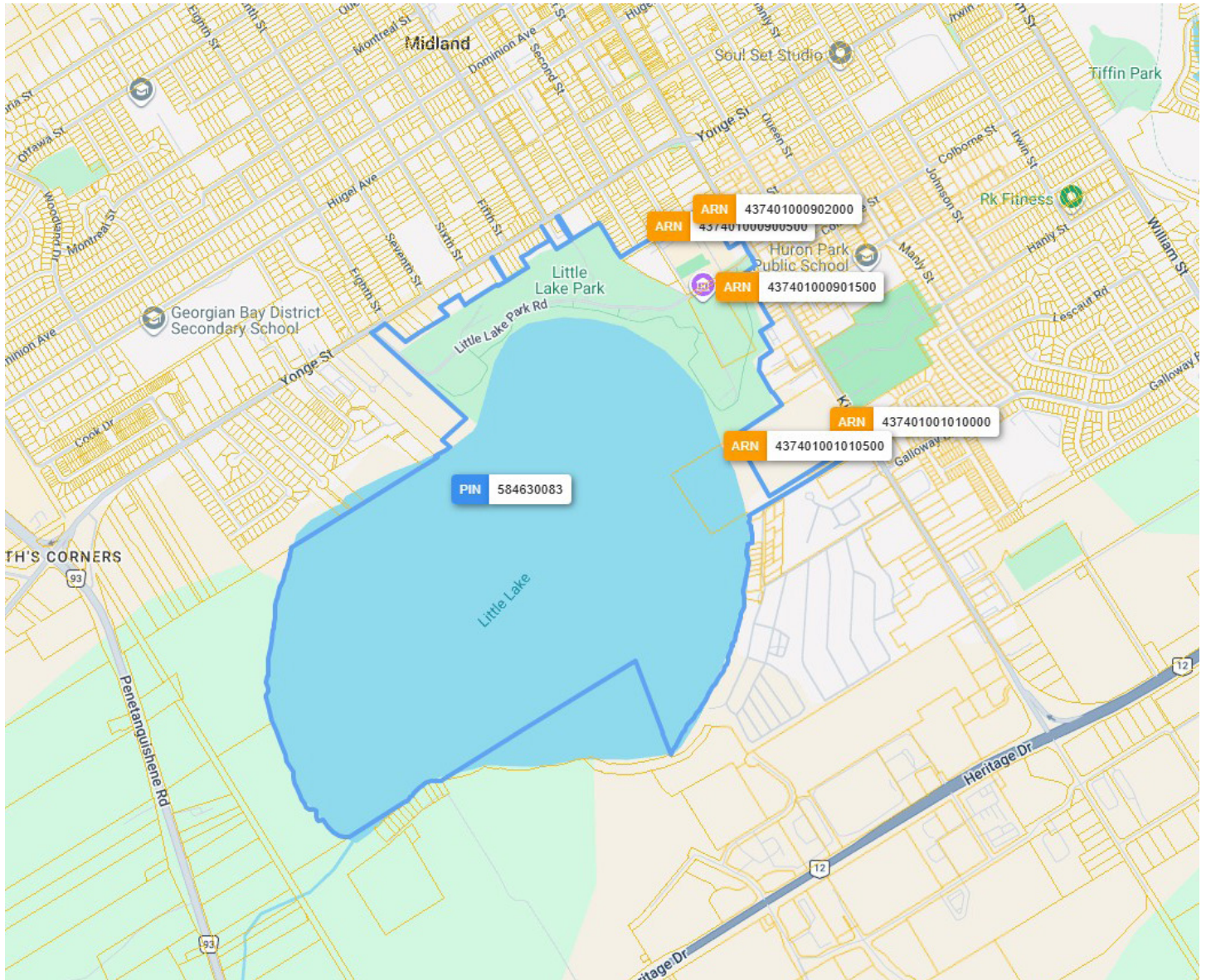
- Licensed Restaurant with Patio
- 2,000 Sq Ft
- \$6,000 gross rent
- Licensed for 30 + 100 Patio



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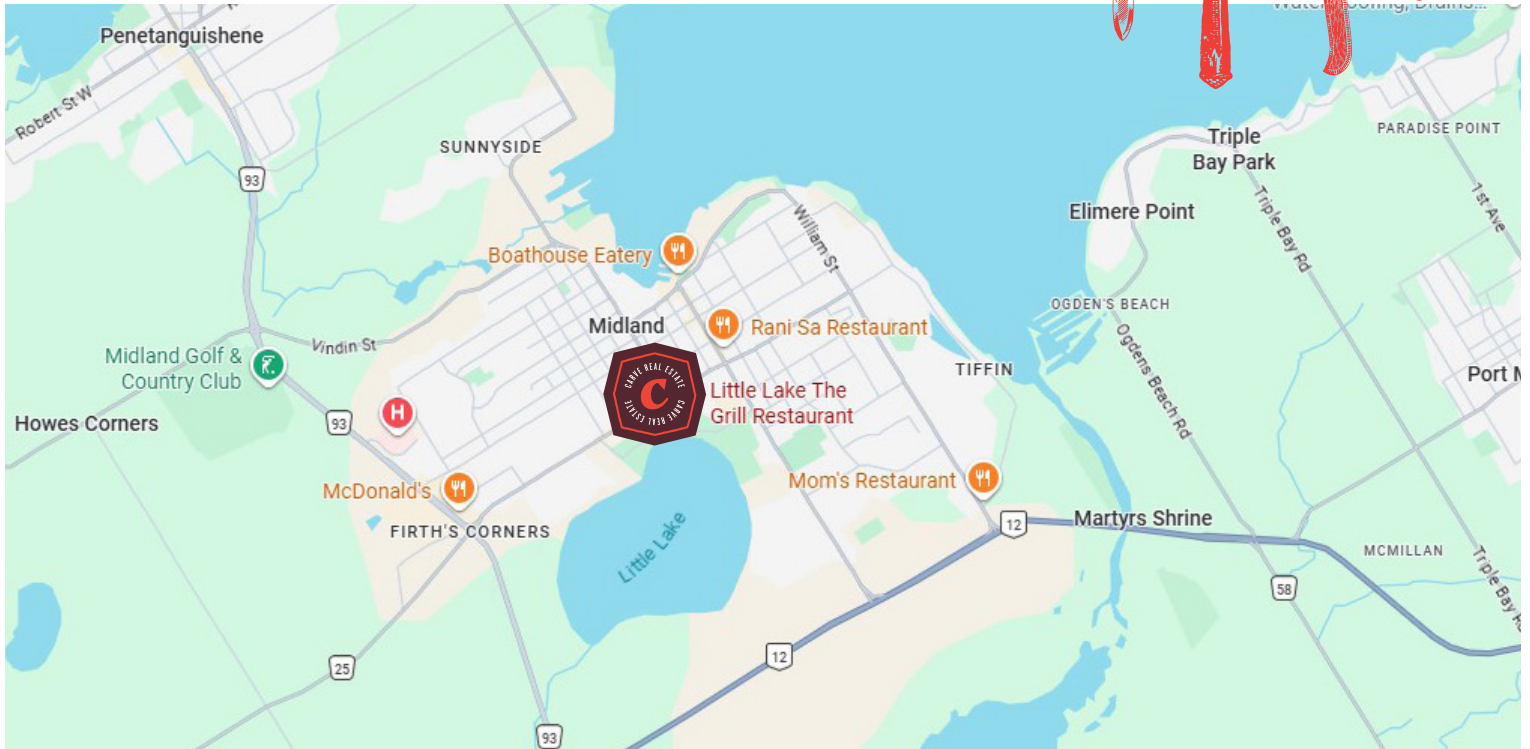
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BUILDING DETAILS

Excellent standalone restaurant building located directly within Midland's Little Lake Park with unmatched exposure to waterfront activity, tourism, festivals, concerts, and community events throughout the year. The property benefits from a one-of-a-kind setting surrounded by walking trails, recreation areas, boating activity, and public gathering spaces creating strong seasonal and repeat customer traffic.

The approximately 3,000 Sq Ft layout offers extensive kitchen, prep, storage, and production space rarely found in a park-based restaurant operation. Features include a 12-ft commercial hood system, 1 walk-in fridge, large prep areas, and excellent operational flow suitable for high-volume quick service, snack bar, café, franchise, or family restaurant concepts.

Rare opportunity to secure the only foodservice location within one of Midland's busiest recreational destinations. Ideal for owner-operators, franchise groups, or hospitality operators looking for a highly recognizable seasonal and year-round business with strong community presence and tourism exposure.

LOT SIZE

Frontage:

60.12 ft along Little Lake Park Rd

Depth:

Approximately 43.41 ft

Perimeter:

26,056.43 ft

Size:

18,606,477.54 ft² (427.146 ac)

Lot Measurement Accuracy:

LOW



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