

# RESTAURANT

3501 LAKE CITY HWY., WARSAW, IN

## FOR SALE



### FEATURES:

- 1,958 SF restaurant building on 0.67 acre lot
- Available as a going-franchise (Schoop's Hamburgers)
  - Offering Memorandum for review with signed confidentiality agreement and verifiable letter of credit
- Located at signalized intersection of US 30 & Old US 30
  - 288 feet of frontage on US 30
  - 30,000+ annual average daily traffic
- Surrounding area anchored by:
  - Depuy-Synthes
  - KCH Orthopedics & Sports Medicine Complex
  - Orchard Ridge and Eastgate Apartments
  - Several hotels and large retail strip centers
- Asphalt-paved parking lot with 40 striped spaces
- Double-sided pylon signage
- Property taxes payable 2018: \$7,118.97
- Public water and city sewer utilities
- **FOR SALE: \$650,000**

### FOR MORE INFORMATION:

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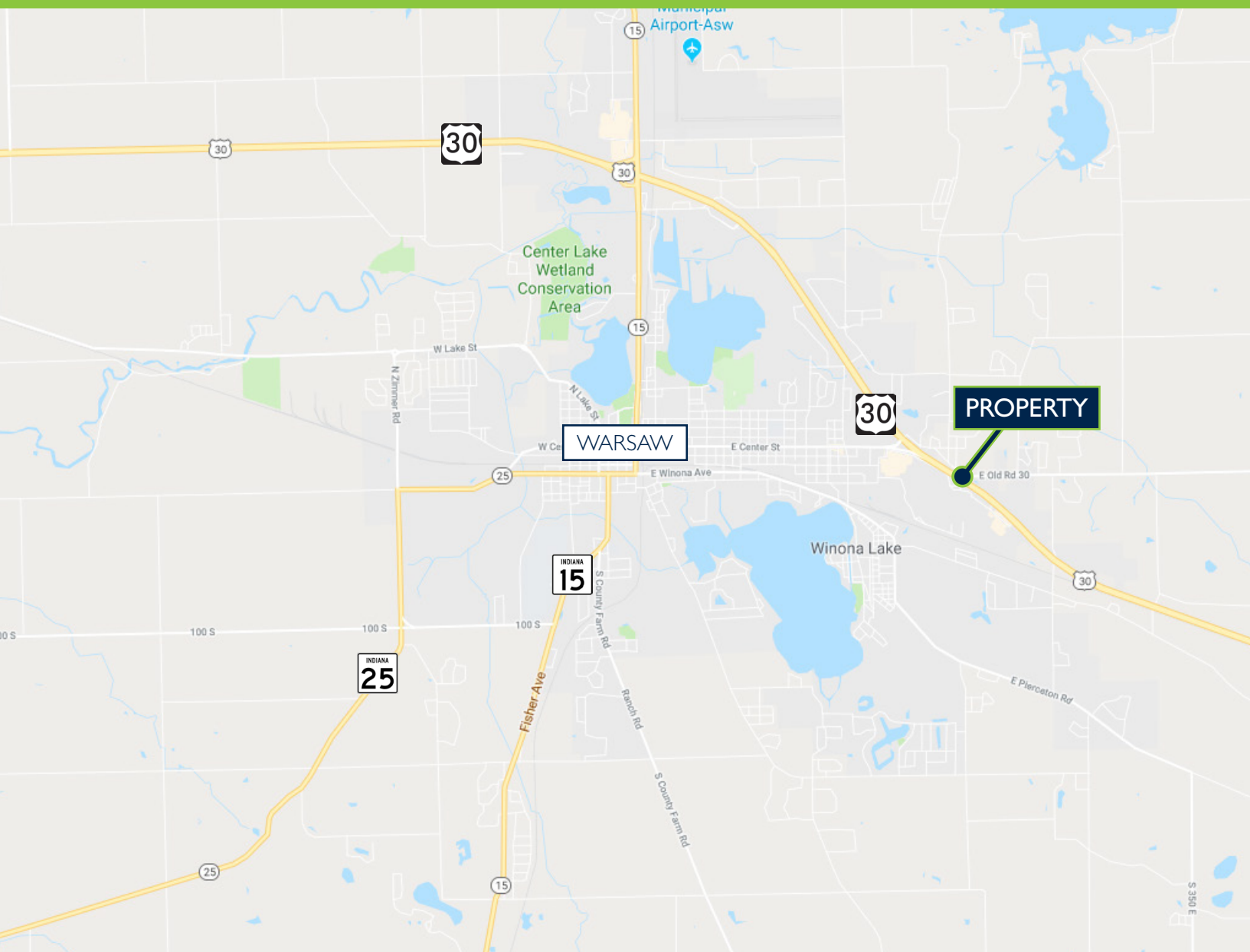
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