

FOR SALE

LAKE FRONT RESTAURANT - NORTHERN INDIANA



ADAMS LAKE PUB

5365 E 620 S, WOLCOTTVILLE, IN 46795

PROPERTY HIGHLIGHTS

- TURN-KEY RESTAURANT
- 6,700 SF restaurant; 1,440 SF patio
- Premier quality, year round dining
- Located on Adams Lake, north of Wolcottville, IN
- Unrestricted view of Adams Lake (410 acres)
- Within a 10 mile radius of 27 different lakes, and 6 golf courses
- Amenities include: security system, fireplaces, back-up generator, ceramic, carpet, quartz floor coverings, 2 bars, public elevator and additional outdoor seating upstairs
- Open 25 hours per week
- Stable income stream from operation



SALE PRICE

\$1,385,000

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ADAM'S LAKE PUB RESTAURANT

Adam's Lake Pub Restaurant is a freestanding waterfront restaurant with 63 feet of lake frontage on Adams Lake, LaGrange County, Indiana. There are two floors of dining with bars on both levels. Constructed in 2004, renovated in 2009. The property is in excellent condition. This highly rated lake area restaurant offers ideal location, high volumes of clientele, and a turn-key operation with all fixtures in place including full service liquor, ample storage and high-end kitchen equipment adequate for any professional chef. All inventory is available for an ongoing operation.

PROPERTY

- Turn-key restaurant
- Amenities include: security system, fireplaces, back-up generator, ceramic, carpet, quartz floor coverings, 2 bars, public elevator and additional outdoor seating upstairs
- Located North of Wolcottville on Adams Lake between SR 3 & SR 9
- Less than 1 mile drive to Notre Dame University
- Within a 10 mile radius of 6 golf courses, and the following lakes: Atwood, Barr, Big Long, Big Turkey, Blackman, Cree, Dallas, Eve, Hackenburg, Lake of Woods, Latta, Little Turkey, Martin, McClish, Messick, Moore, Nauvoo, Olin, Oliver, Pretty, Spectacle, Steinbarger, Sylan, Tamarack, Taylor, Waldron & Witmer
- Past three years' financial information is available following execution of a Confidentiality Agreement

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GENERAL INFORMATION

Building SF/Total	6,700 SF
Number of Buildings	1
Number of Stories	2
Condition	Excellent
Year Built	2003
Former Use	Restaurant
Property Type	Lake Front

PROPERTY TAXES

Parcel Number	44-10-25-100-030.001-010 44-10-25-100-050-000-010
Assessments:	\$21,980.40
Land	\$204,000
<u>Improvements</u>	<u>\$466,900</u>
Total	\$670,900

SITE INFORMATION

Site Acreage	1.5 AC
Zoned	Use Variance
Parking Lot	Surface, Asphalt
Parking Spaces	Approx. 56

TRANSPORTATION

Nearest Highway	SR 3 & SR 9
Distance	Apprx. 3 Miles

STRUCTURAL INFORMATION

Construction	Wood Frame/Stone
Roof	Asphalt
Site Dimensions	60' x 76'
Deliveries	Rear

DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
Total Population	1,889	7,802	38,307
Total Households	716	3,073	14,197
Average HH Income	\$67,102	\$69,764	\$62,255

MECHANICAL INFORMATION

Sprinklers	Yes
Heating System	Gas Forced Air
A/C System	Central
Stand-by Generator	Yes

OPERATING INFORMATION

Electricity Source	Northern Indiana Fuel & Light
Natural Gas Source	Northern Indiana Fuel & Light
Water Source	Well
Sewer Source	Municipal



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