FOR SALE

LAKE FRONT RESTAURANT - NORTHERN INDIANA



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, backup 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









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

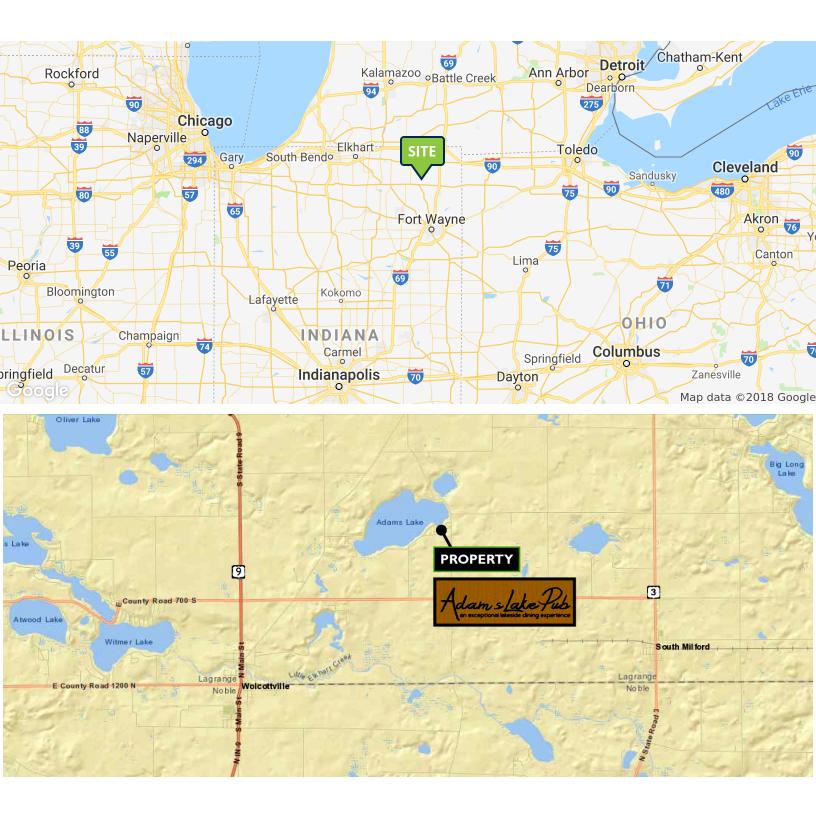
- Turn-key restaurant
- Amenities include: security system, fireplaces, back-up generator, ceramic, carpet, quartz floor coverings, 2 bars, public elevator and additional outdoor seating upstairs
- Located North of Wolcottville on Adams Lake between SR 3 & SR 9
- Less than 1 mile drive to Notre Dame 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













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

SITE INFORMATION

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

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
Improvements	\$466,900
Total	\$670,900

TRANSPORTATION

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

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

STRUCTURAL INFORMATION

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

MECHANICAL INFORMATION

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

OPERATING INFORMATION

Northern Indiana Fuel & Light Northern Indiana Fuel & Light Well Municipal

STANLEY C. PHILLIPS Executive Vice President 260.423.4311 sphillips@bradleyco.com

BRADLEY COMPANY

©2018 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.