



FOR **SALE** RETAIL  
PROPERTY

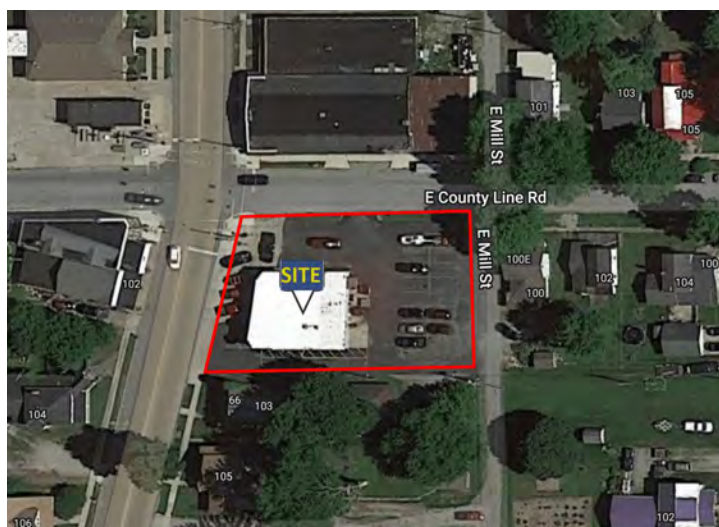


101 S Main St  
Wolcottville, IN 46795

# 4,215 SF Historic Restaurant For Sale In Wolcottville, IN

## About The Property

- Operating business and real estate for sale
- Close proximity to Witmer, Adams and Sylvan Lakes
- 3-way liquor license included in sale
- Fully equipped kitchen and bar
- 12 foot and 4 foot exhaust hoods
- Walk-in freezer and cooler
- New carpet and tables in 2023
- Sale price: Was \$599,000,  
Now \$550,000



**the**  
**Zacher**  
company

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# PROPERTY INFORMATION

## 4,215 SF HISTORIC RESTAURANT FOR SALE IN WOLCOTTVILLE, IN

### BUILDING LOCATION/SIZE/ZONING

Street Address	101 S Main St
City, State, Zip	Wolcottville, IN 46795
Total Building Size	4,215 SF
Site Acreage	0.44 Acre
Zoning	B-4 - Central Business District

### BUILDING DATA

Date of Construction	1929
Roof	Rubber Membrane
Walk-in Freezer	Yes
Walk-in Cooler	Yes
Exhaust Hood	12' & 4'
Security System	Yes
Air Conditioning	Central
Heat	Gas Forced
Water Heater	50 Gallon
Seating Capacity	Approx. 80

### POPULATION DEMOGRAPHICS

1 Mile	1,189
3 Miles	4,391
5 Miles	8,502

### PRICE/AVAILABILITY

Sale Price	\$550,000.00
Sale Price/SF	\$130.49

### PROPERTY TAXES

Parcel Number	57-04-03-400-097.000-012
Assessment: Land	\$20,000
Improvements	\$73,800
Total Assessment	\$93,800
Annual Taxes	\$2,029.84 (\$0.48/SF)
Tax Year	2024 Payable 2025

### PARKING/TRANSPORTATION

Parking	Asphalt, Approx. 25 Spaces
Traffic Count	N. Main St. - 7,332 VPD

### NEARBY ATTRACTIONS

Witmer Lake	Dallas Lake
Adams Lake	Atwood Lake
Sylvan Lake	Oliver Lake



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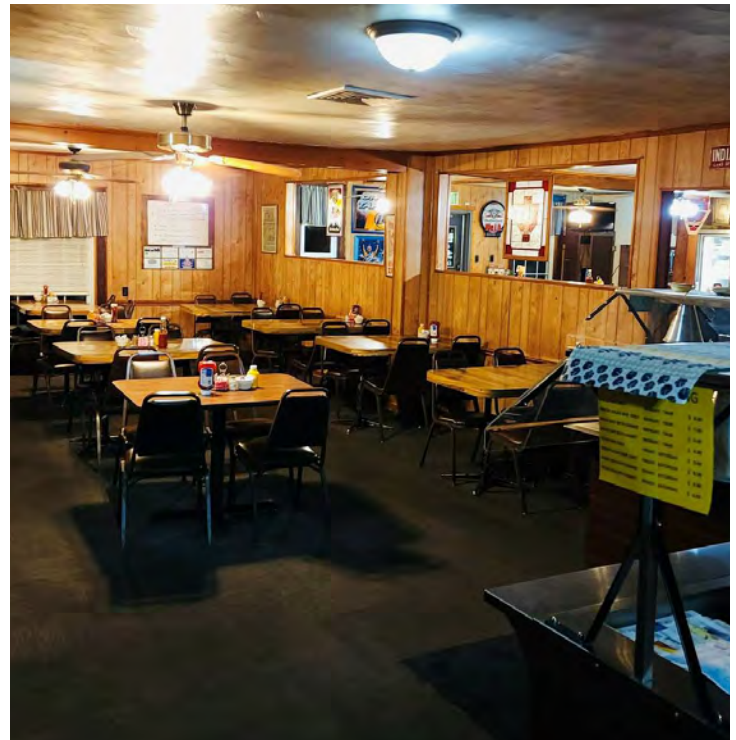
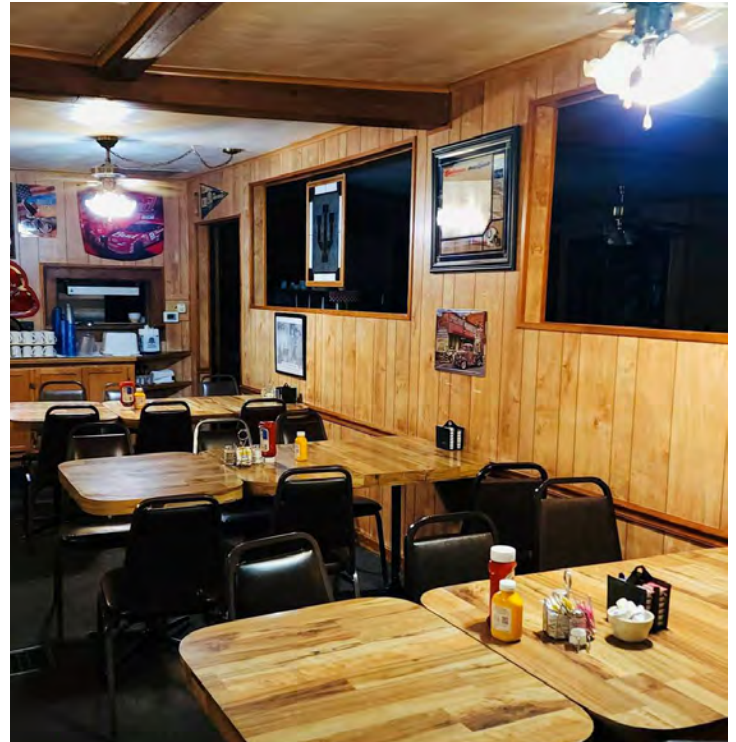


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# ADDITIONAL PHOTOS

## 4,215 SF HISTORIC RESTAURANT FOR SALE IN WOLCOTTVILLE, IN



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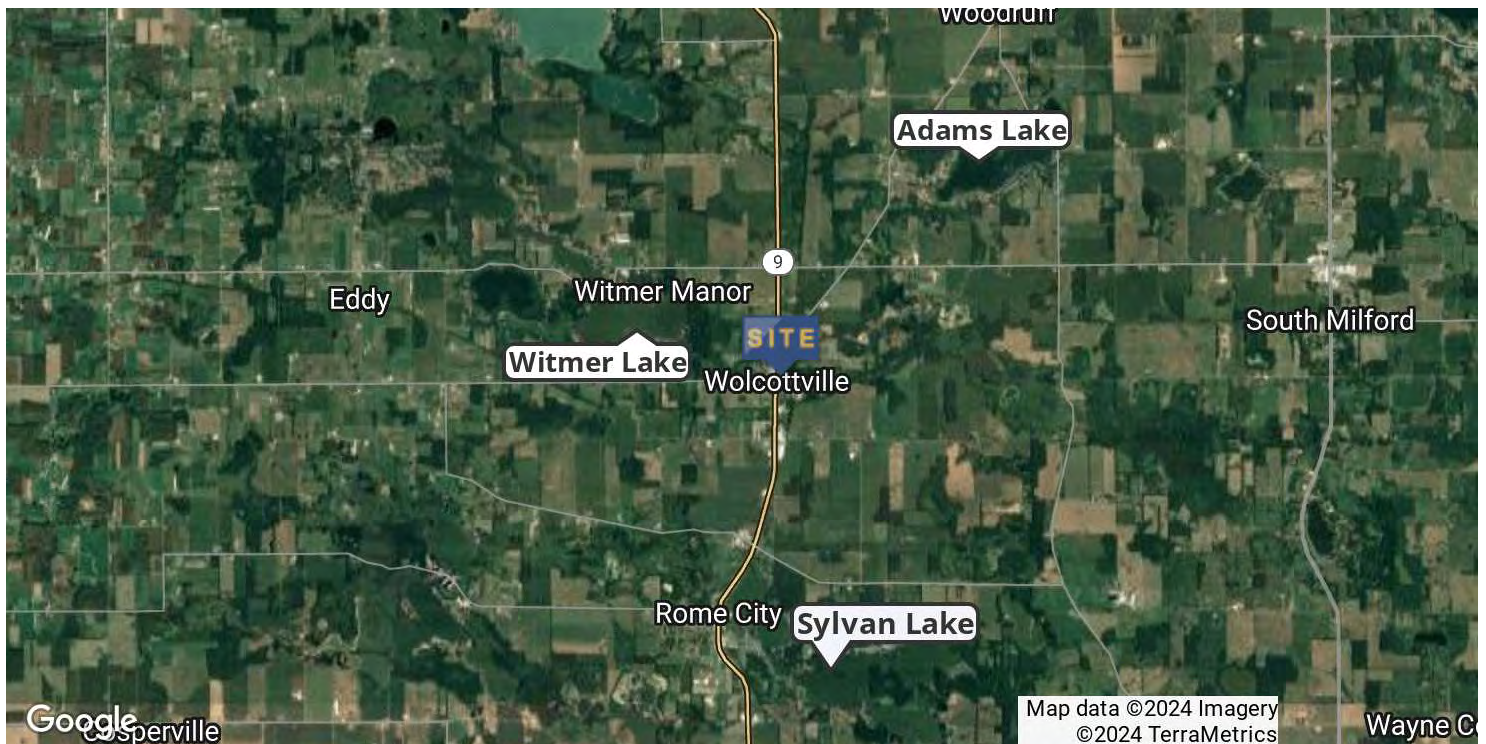


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# LOCATION MAP

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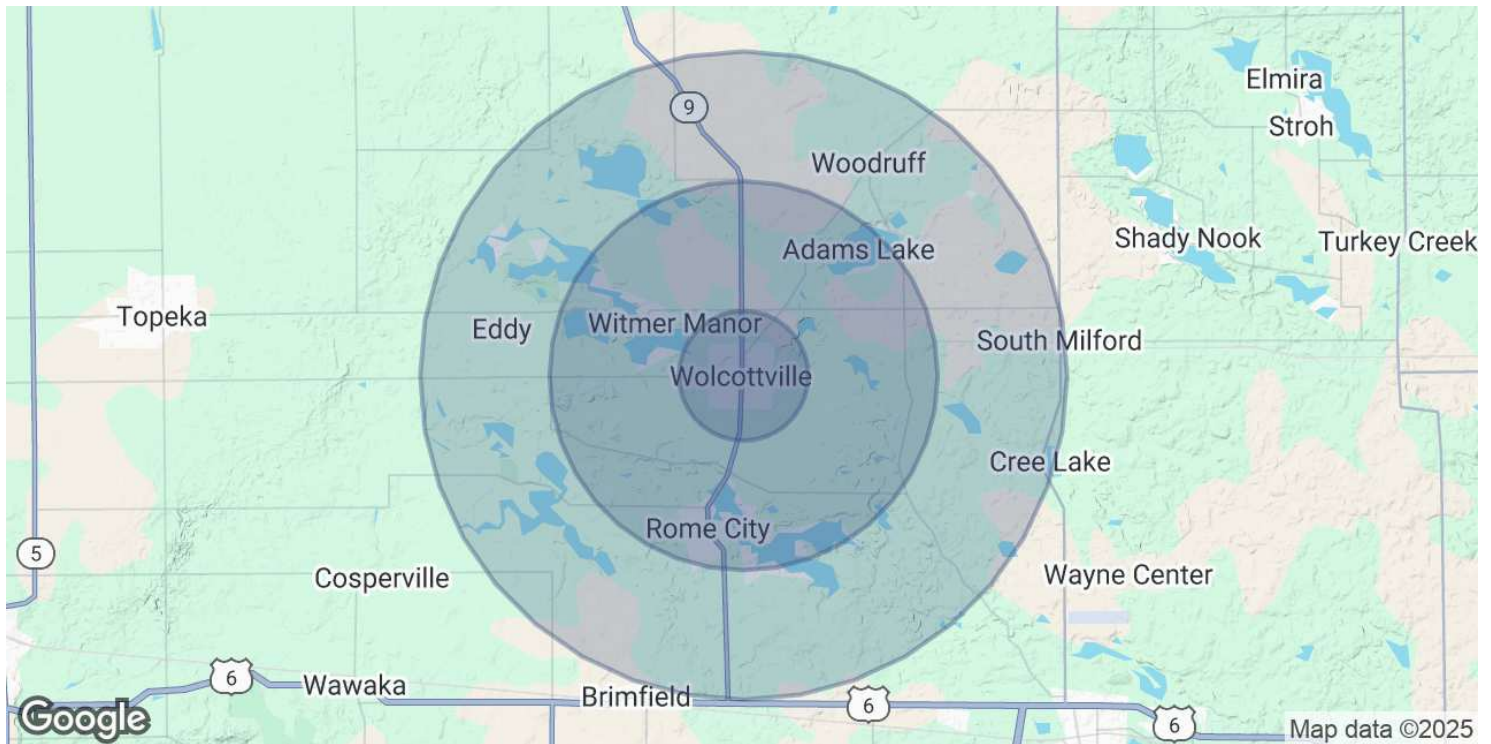


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# DEMOGRAPHICS MAP & REPORT

## 4,215 SF HISTORIC RESTAURANT FOR SALE IN WOLCOTTVILLE, IN



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,189	4,391	8,502
Average Age	41	42	40
Average Age (Male)	40	41	40
Average Age (Female)	42	43	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	482	1,760	3,228
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$98,707	\$102,451	\$106,420
Average House Value	\$293,288	\$311,811	\$333,868

Demographics data derived from AlphaMap



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