

Commercial Sale Active 01/30/2026  
MLS# 829849  
DOM/CDOM: 189/357

4489 Broadway, Gary, IN 46409  
County: Lake

\$205,000  
Private Report



**Number Of Units Total:** 1  
**Building Area Total:** 1,270  
**Building Area Source:** Assessor  
**Stories:** 1  
**Accessibility Features YN:** No  
**Basement YN:** Yes  
**Common Interest:** None  
**Exclusions:** None  
**Year Built:** 1930

**Sub-Type:** Business  
**Zoning Description:** Commercial  
**Township:** Calumet  
**Lot Size Acres:** 0.13  
**Lot Size Square Feet:** 5,662.8  
**Lot Size Source:** Assessor  
**Parking Total:** 20  
**Waterfront YN:** No

**Public Remarks:** Bugsy's Tavern has been in operation since 2007 and is now available for purchase as a fully operational, turn-key business on a 0.13-acre lot. This 1,270-square-foot establishment, with a rich history. This tavern was formerly operated as Red's Keg and was originally built in 1930. Bugsy's now operates with a nostalgic Harley Davidson-themed decor. It spans the length of the building, offering seating for approximately 50 patrons, including 15 stools at the counter, additional seating for 20 spread throughout the facility, and 15 more on the outside patio. The outside patio has two tables and bench seating as well. Entertainment income is obtained by the Music selections, dart board, and pull tab gambling. Multiple flat-screen TVs to keep guests engaged. This is a Smoking establishment, presently serving only limited bar food, but has a small kitchen for owners who would like to expand the menu options. For comfort and convenience, the property features heating and air conditioning for year-round climate control, along with two restrooms. Outdoors, a small patio provides extra space for guests to unwind, while 20 onsite parking spaces and additional street parking ensure ample availability. This tavern has a long term, hands on owner who has kept hours of operation of Noon to 8pm (sometimes later). Additional income can be generated by expanding the hours of operation. The bar can stay open until 3am. This turn-key property is ready for immediate operation. Don't miss this great income opportunity!

**Private Remarks:** Contact Bill Port, Listing Broker 219-613-7527 for all showings. The listing agent will be present for showings.

**Directions:** Corner of Broadway and 45th

**Cross Street:** 45th

**Latitude:** 41.536908 **Longitude:** -87.335836

**Public Historical Remarks:**

**Private Historical Remarks:**

**Showing Instructions:** Use Showing Time. Listing agent must approve all showings.

**Lock Box Information:** None

**Occupant Type:** Owner

**Listing Date:** 10/24/2025  
**Original Entry Timestamp:** 10/24/2025  
**Expiration Date:** 05/05/2027  
**Back on Market Date:** 01/30/2026

**Listing Agreement:** Exclusive Right To Sell  
**Seller to consider offering concessions:** Yes  
**Earnest Money Deposit:** \$2,500  
**Listing Terms:** Cash; Conventional

**Delayed Distribution:** No  
**Office Exclusive YN:** No  
**Status Change Timestamp:** 01/30/2026  
**Original List Price:** \$205,000  
**List Price:** \$205,000

Name	Office	Primary	Office	E-mail
LA: Bill Kornblum (13988) Lic #:RB16000214	Realty Executives Premier (1347) BO91300012	219-308-9629	219-462-2224	mrkorn821@gmail.com
CLA: Bill Port (3753) Lic #: RB14025049	Realty Executives Premier (1347) BO91300012	219-613-7527	219-462-2224	Bill@PortHomeSales.com

**Auction:** No  
**Tax Annual Amount:** \$1,154  
**Tax Year:** 2024

**Parcel Number:** 001254101700026  
**Add'l Parcels:** No  
**Tax Legal Description:** BROADWAY HEIGHTS ADDITION EX. W. 17 FT. L.25 BL.3 EX. W. 17 FT. L.26 BL.3

**Appliances:** Dishwasher; Freezer; Gas Water Heater; Microwave; Range; Range Hood; Refrigerator; Water Heater; Other

**Basement:** Storage Space

**Building Features:** Building Dimensions: Approximately 60' x 21'; Clear Ceiling Height: 10 feet; Unit Dimensions: 60 x 21; Patio; Public Restrooms

**Construction Materials:** Brick

**Cooling:** Ceiling Fan(s); Central Air

**Current Use:** Vineyard; Other

**Electric:** 100 Amp Service; Circuit Breakers

**Exemption Information:** Exemption YN: No

**Exterior Features:** None

**Flooring:** Other

**Heating:** Central; Forced Air; Natural Gas

**Interior Features:** Wet Bar

**Lot Features:** Corner Lot; Paved

**Owner Pays:** Cable TV; Electricity; Exterior Maintenance; Gas; Grounds Care; HVAC Maintenance; Repairs; Security; Snow Removal; Taxes

**Parking Features:** Alley Access; Asphalt; Attached; Off Street; Other

**Possession:** Close Of Escrow

**Possible Use:** Retail; Vineyard

**Rail Availability:** None

**Roof:** Other

**Sewer:** Public Sewer

**Special Licenses:** Beer/Wine; Gambling; Liquor

**Special Listing Conditions:** None

**Tenant Pays:** Other

**Utilities:** Cable Connected; Electricity Connected; Natural Gas Connected; Sewer Connected; Water Connected

**View:** City

**Water Source:** Public

Ext Pic



Patio



Parking



Parking Aerial



Aerial



Interior 5



Interior 3



Interior 2



Interior 4



Interior 1



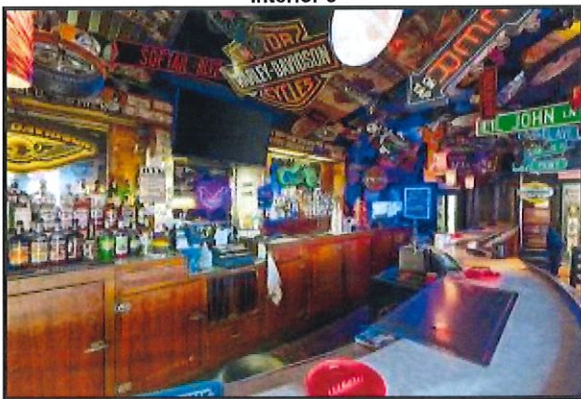
Interior 6



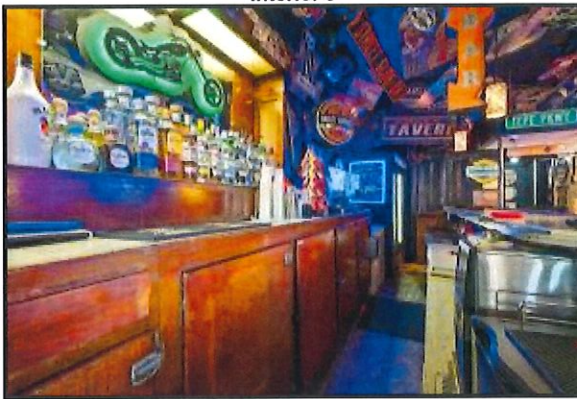
Interior 7



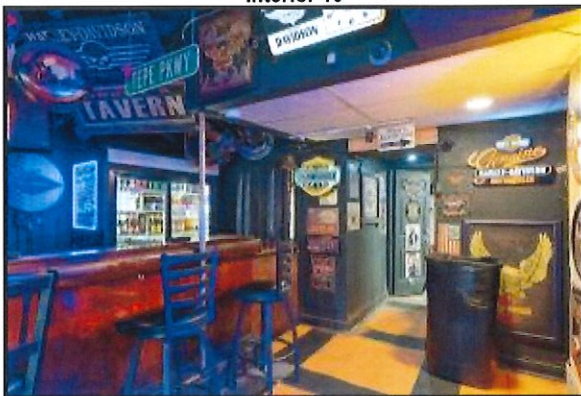
Interior 8



Interior 9



Interior 10



Interior 11



Bill's Exterior

