

204 W BARKER AVE, MICHIGAN CITY, IN 46360



For more information, please contact:

MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

JOHN O'MALLEY
Senior Broker
219.864.0200
jomalley@latitudeco.com

BRETT McDERMOTT, CCIM
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com


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KNUCKLEHEADS SPORTS BAR-GRILL

204 W Barker Ave, Michigan City, IN 46360



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$875,000
Price / SF:	\$136.72
Lot Size:	0.11 Acres
Year Built:	1939
Building Size:	6400 SF
Renovated:	2022
Zoning:	B1

PROPERTY HIGHLIGHTS

- Full Service Sports Bar with 3-Way Liquor License & Gaming License
- Full Kitchen w/Hood
- Outdoor Fenced in Patio w/Full Bar
- Less than 1 Mile from Lighthouse Premium Outlet Mall
- Ample Parking
- Extremely Clean w/Loyal Customer Base
- P&L and Equipment List Available upon Request/NDA Execution



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PROPERTY DESCRIPTION



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Knucklehead Sports Bar-Grill now for Sale in Michigan City, IN. This full service bar comes with a 3-way liquor license and fully built out kitchen with hood. The fenced in outdoor patio has a full enclosed bar, offering a great atmosphere for warm summer nights. The bar is extremely clean and well maintained. It is located less than 1 mile from the Lighthouse Premium Outlet Mall which attracts more than 1 million people annually. Ample parking for customers. P&L and Equipment list available upon request.

LOCATION DESCRIPTION

Michigan City is a city in LaPorte County, Indiana. It is one of the two principal cities of the Michigan City-La Porte, Indiana Metropolitan Statistical Area, which is included in the Chicago-Naperville-Michigan City Combined Statistical Area.

Located in the region known to locals as Michiana, it is approximately 50 miles east of Chicago and 40 miles west of South Bend. The city had a population of 31,479 at the 2010 census.

Michigan City is noted for both its proximity to the Indiana Dunes National Lakeshore and for bordering Lake Michigan. Due to this, Michigan City receives a fair amount of tourism during the summer months, especially by residents of Chicago and of nearby cities in Northern Indiana.

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ADDITIONAL PHOTOS



MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrpachak@latitudeco.com

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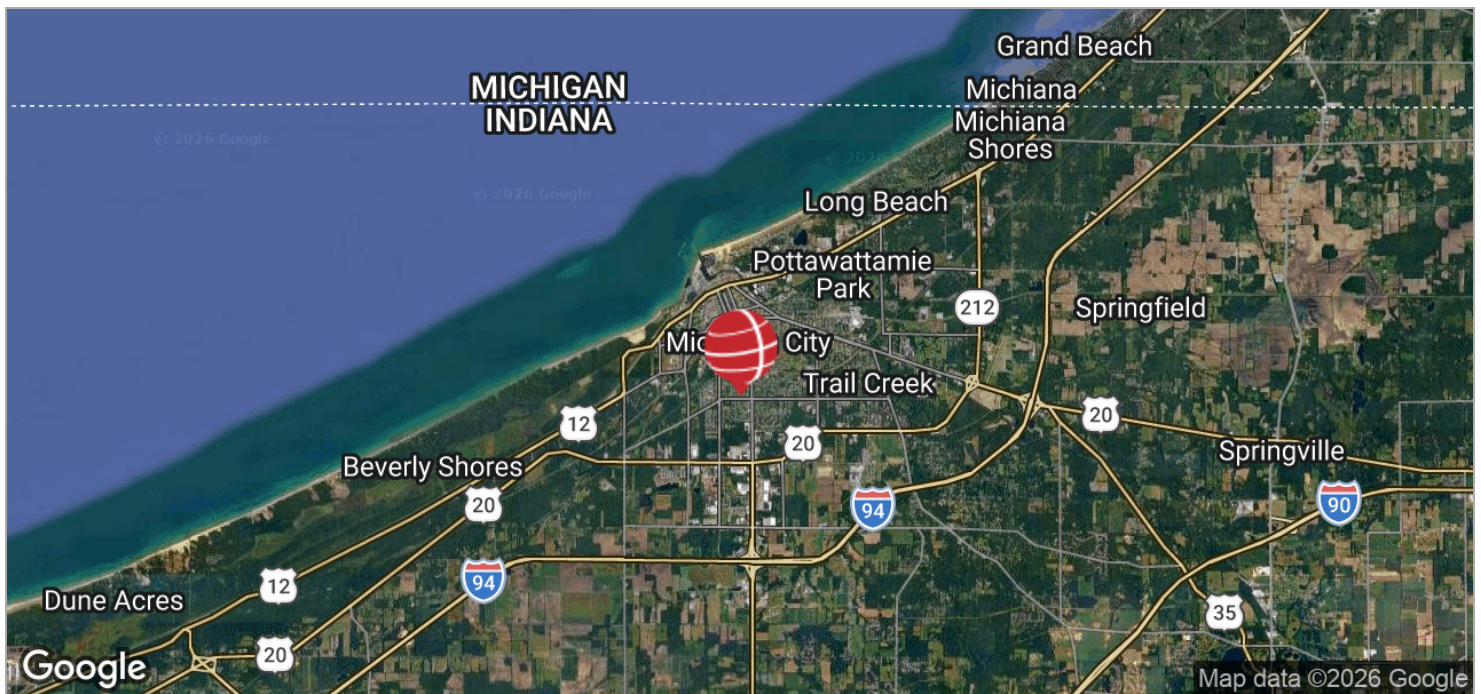
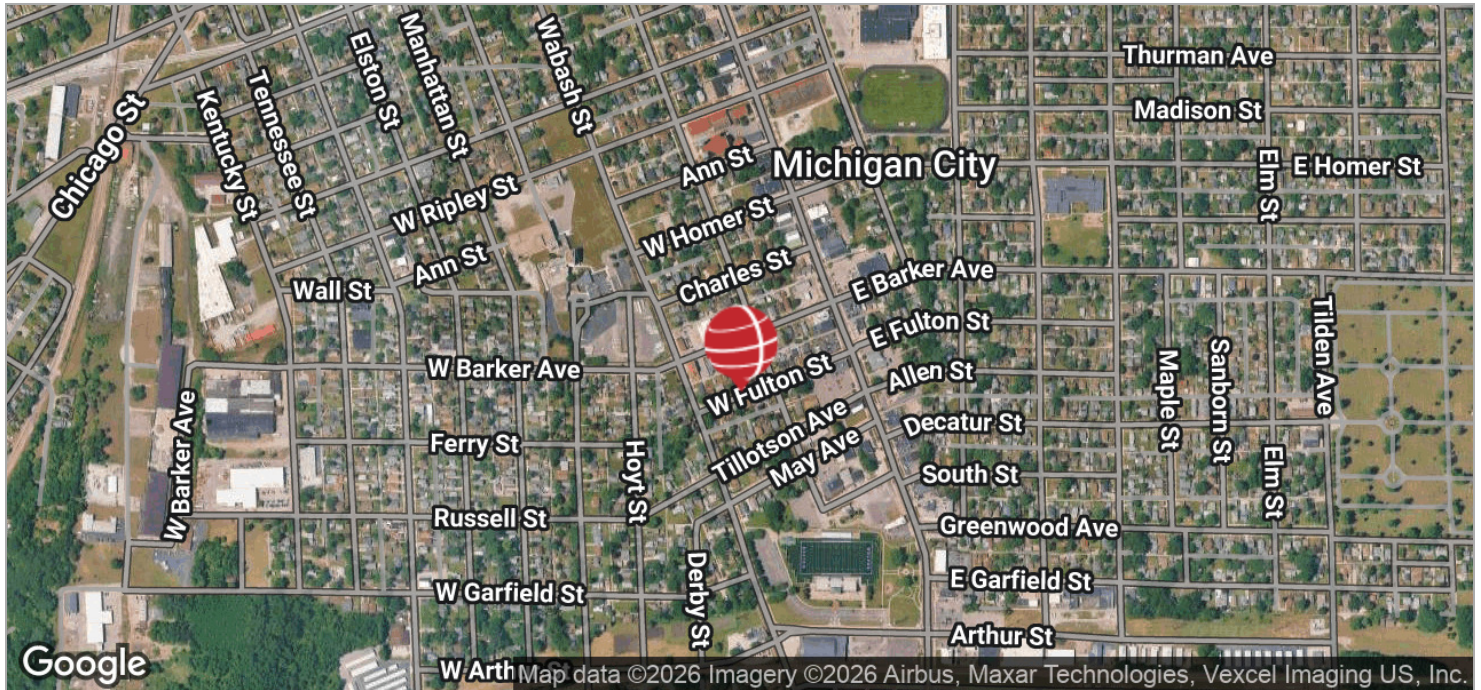
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LOCATION MAPS



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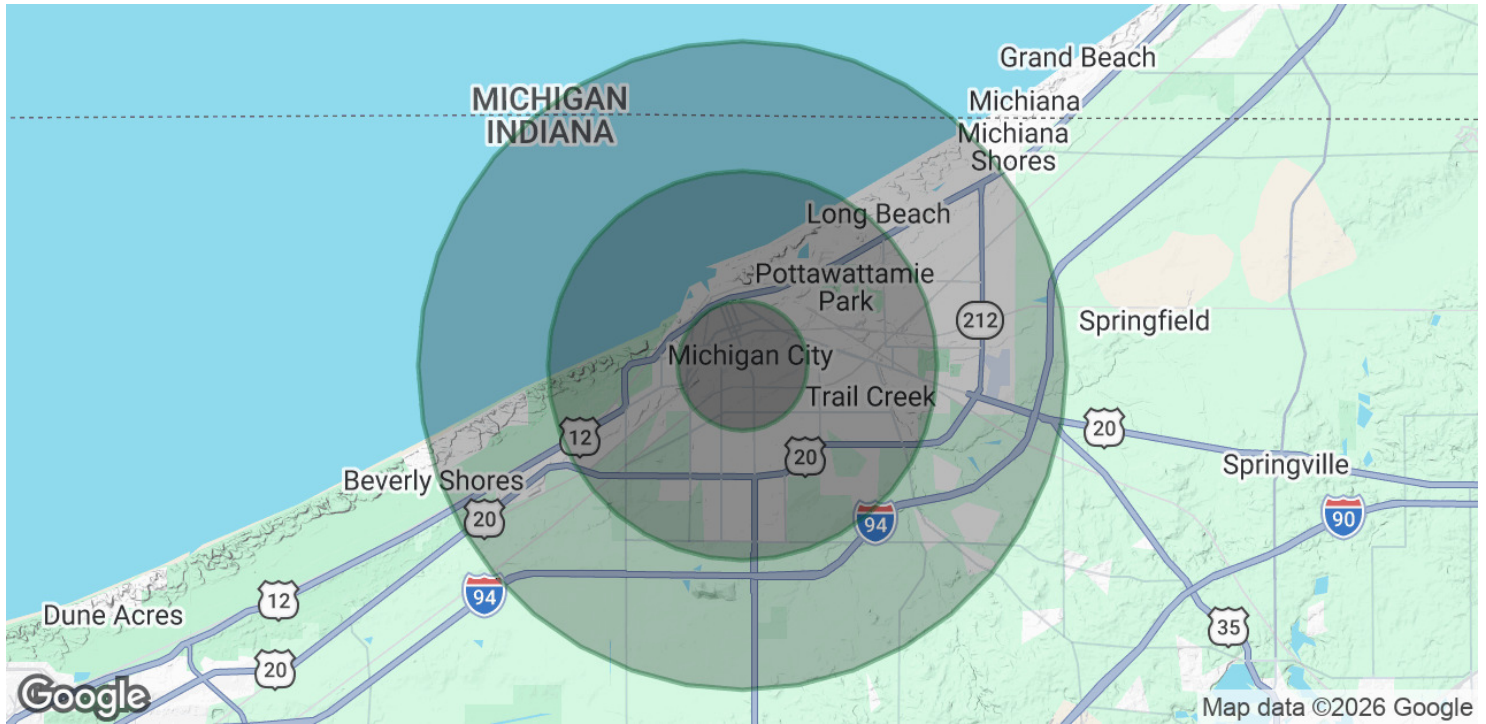
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,999	33,198	41,735
Average Age	39	41	42
Average Age (Male)	38	40	41
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,082	13,392	17,048
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$64,084	\$65,946	\$72,526
Average House Value	\$130,001	\$166,244	\$197,811

2020 American Community Survey (ACS)

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