



FOR **SALE** RETAIL PROPERTY

1011 N. 13th St.  
Decatur, IN 46733

## 7,198 SF Turnkey Restaurant On Hard Corner

### About The Property

- 3.4 Acre lighted hard corner site with 290' of frontage along busy US 27
- Nostalgic restaurant in the heart of Decatur
- Ideal for restaurant, retail, or redevelopment
- Fully furnished/turkey restaurant with equipment and fixtures
- 2 Walk-in coolers, 1 walk-in freezer, and 1 walk-in cooler/freezer combo
- Sale Price: \$995,000 (\$138.23/SF)



**the**  
**Zacher**  
**company**

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

# PROPERTY INFORMATION

## 7,198 SF TURNKEY RESTAURANT ON HARD CORNER

### BUILDING LOCATION/SIZE/ZONING

Street Address	1011 N. 13th St.
City, State, Zip	Decatur, IN 46733
Total Building Size	7,198 SF
Site Acreage	3.4 Acres
Zoning	C-2/General Commercial

### PRICE/AVAILABILITY

Sale Price	\$995,000.00
Sale Price/SF	\$138.23
Available	Immediately

### BUILDING DATA

Date of Construction	1976
Type of Construction	Wood Frame
Roof	Pitched shingle/Membrane
Sprinklered	Yes
Restrooms	2 Public/2 Employee

### UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Decatur

### POPULATION DEMOGRAPHICS

3 Miles	12,293
5 Miles	14,627
10 Miles	27,726

### EQUIPMENT & FIXTURES

Water softener systems
Dual 14' kitchen hood system
Multiple griddles, grills, fryers, and steamers
Dessert display case
Ice-cream freezer and dessert bar
Salad bar
Bread and soup buffet bar
Meat carving gas heat bar
Dishwashing station with ventilation (leased)
Multiple hand washing sinks and 3-bay sinks
Grease trap
Walk-in cooler
Walk-in freezer and cooler combo
Walk-in beer cooler (external, new compressor)
Chest freezer
Fountain drink stations (2) with CO2 lines

### PROPERTY TAXES

Parcel Number	01-02-33-200-111.000-014
	01-02-34-200-007.000-014
Assessment: Land	\$161,500
Improvements	\$274,200
Total Assessment	\$435,700
Annual Taxes	\$13,299 (\$1.85/SF)
Tax Year	2024 Payable 2025



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# ADDITIONAL PHOTOS

## 7,198 SF TURNKEY RESTAURANT ON HARD CORNER



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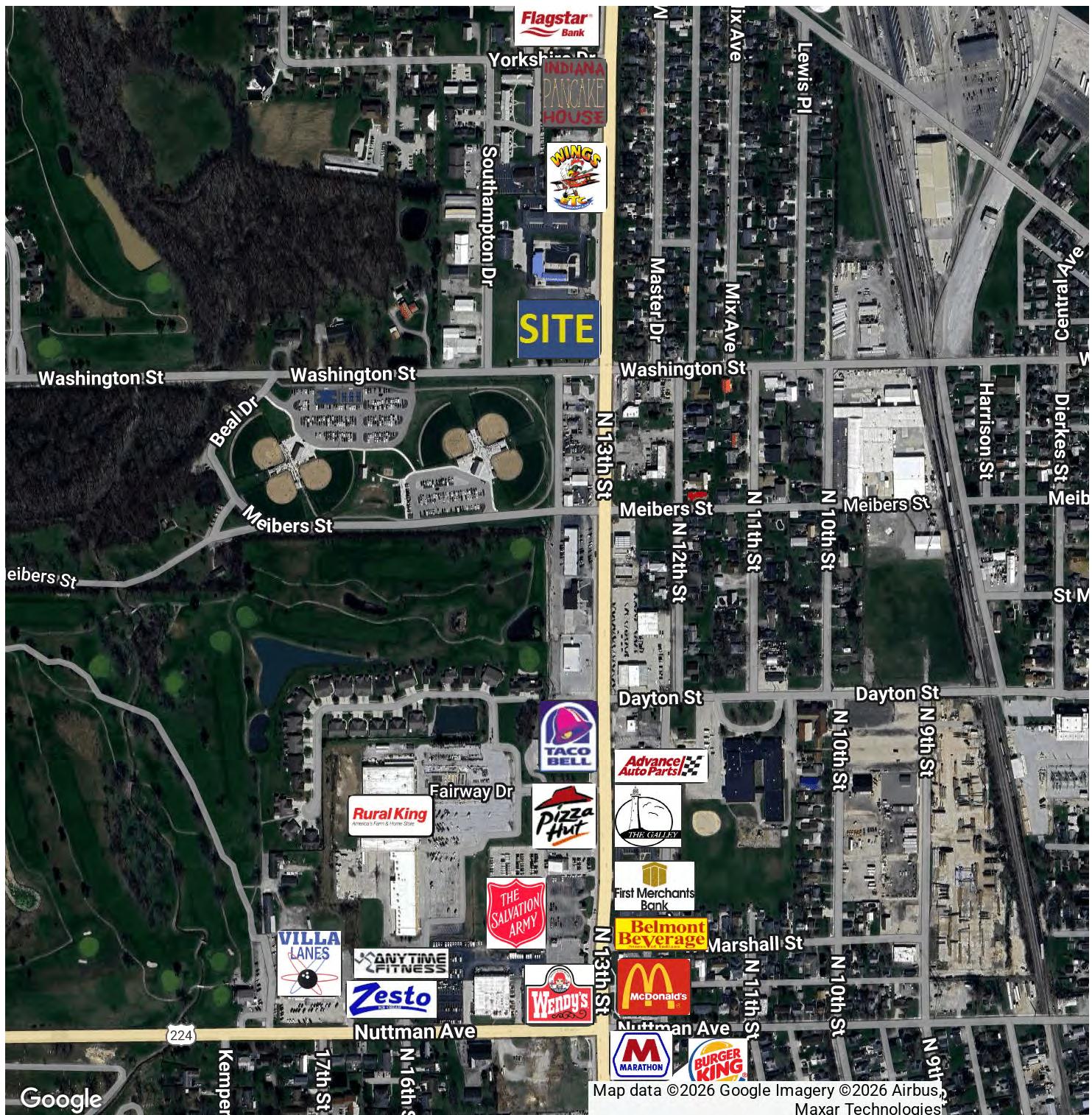
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# RETAILER MAP

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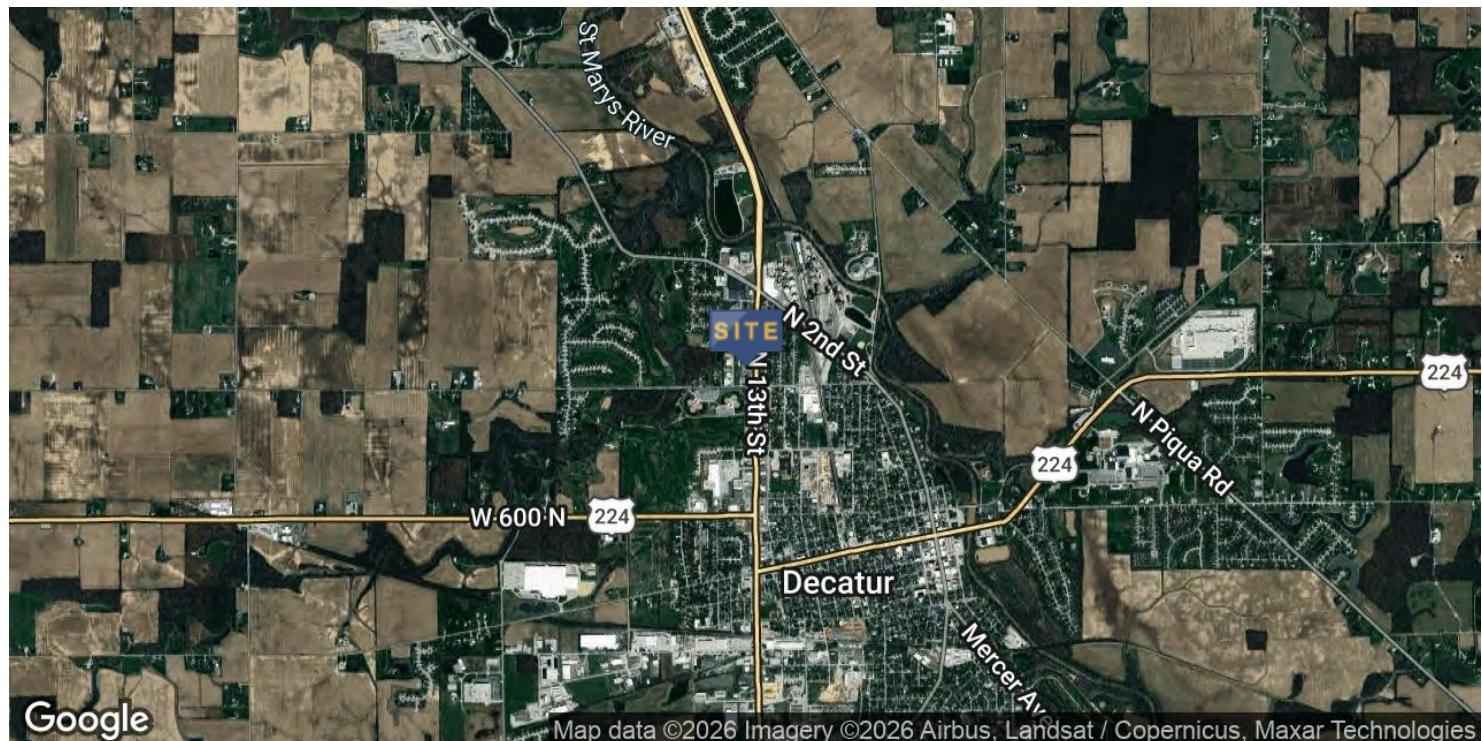
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# LOCATION MAP

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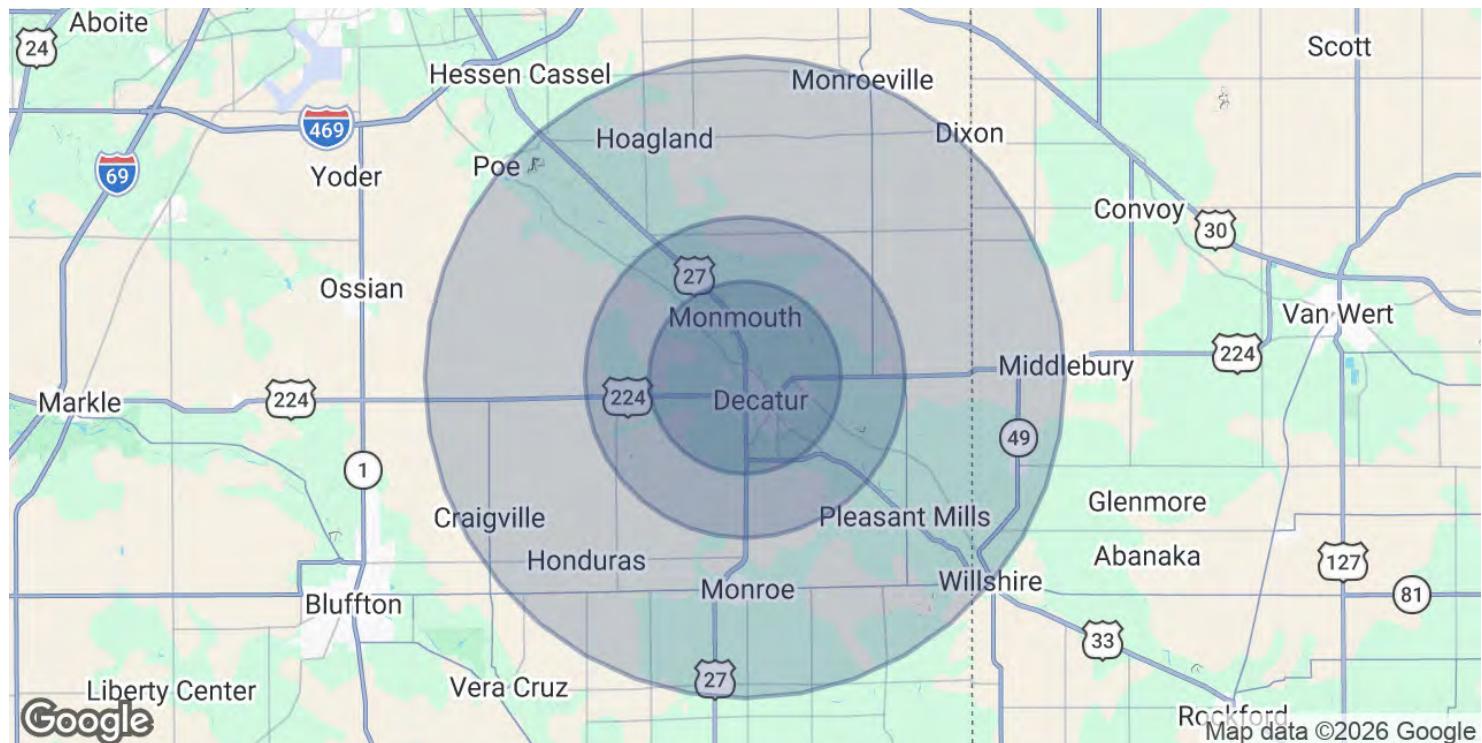
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# DEMOCRAPHICS MAP & REPORT

## 7,198 SF TURNKEY RESTAURANT ON HARD CORNER



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	12,293	14,627	27,726
Average Age	41	41	39
Average Age (Male)	40	40	38
Average Age (Female)	43	43	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,217	6,067	10,408
# of Persons per HH	2.4	2.4	2.7
Average HH Income	\$68,513	\$73,088	\$84,286
Average House Value	\$177,281	\$190,239	\$225,681

Demographics data derived from AlphaMap



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