

RESTAURANT FOR SALE

402 W. US Hwy. 20 | Michigan City, IN 46360



Restaurant Building is Part of a Portfolio | Owner Willing to Sell Business and Liquor License

Building Size:	3,955 SF
Land:	2.3 Acres
Zoning:	B2
Parking:	Ample parking, 45,700 SF
Signage:	Pylon Signage
Utilities:	Municipal water and sewer
List Price:	\$1,125,000 - Neighboring lot and industrial building is also available. Contact Broker for details.

[VIEW PROPERTY ONLINE](#)

Details:

NAI Cressy is pleased to have the exclusive listing of a portfolio of two properties. The first is 402 W. US Hwy. 20. Sugar Bowl Restaurant has a vast history, establishing loyal customers. It can seat 100 customers, has a reception counter, private dining area for conferences or small parties, full kitchen, storage room, and restrooms. The owner is willing to sell the business and a two-way liquor license.

- Excellent location & a few minutes from busy Franklin Street in Michigan City with a traffic count of over 19,000 vehicles daily.
- The property is located on Highway 20, a part of the United States Numbered Highway System that runs for 3,365 miles from Newport, Oregon to Boston, Massachusetts.
- Zoned B-2 General Commercial District which allows uses such as restaurant, retail, and hotel.
- Limited competition.
- Part of a portfolio that adds extra acres for property development.
- Adjacent to Dunes Plaza Shopping Mall with long-standing tenants such as Pet Smart, TJ Maxx, Dollar General, Ross, and Five Below.
- The second property in the portfolio is adjacent 332 W. US Hwy. 20 an industrial building that sits on 2.03 acres with excess land. The properties can be sold separately or together.



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PROPERTY PHOTOS

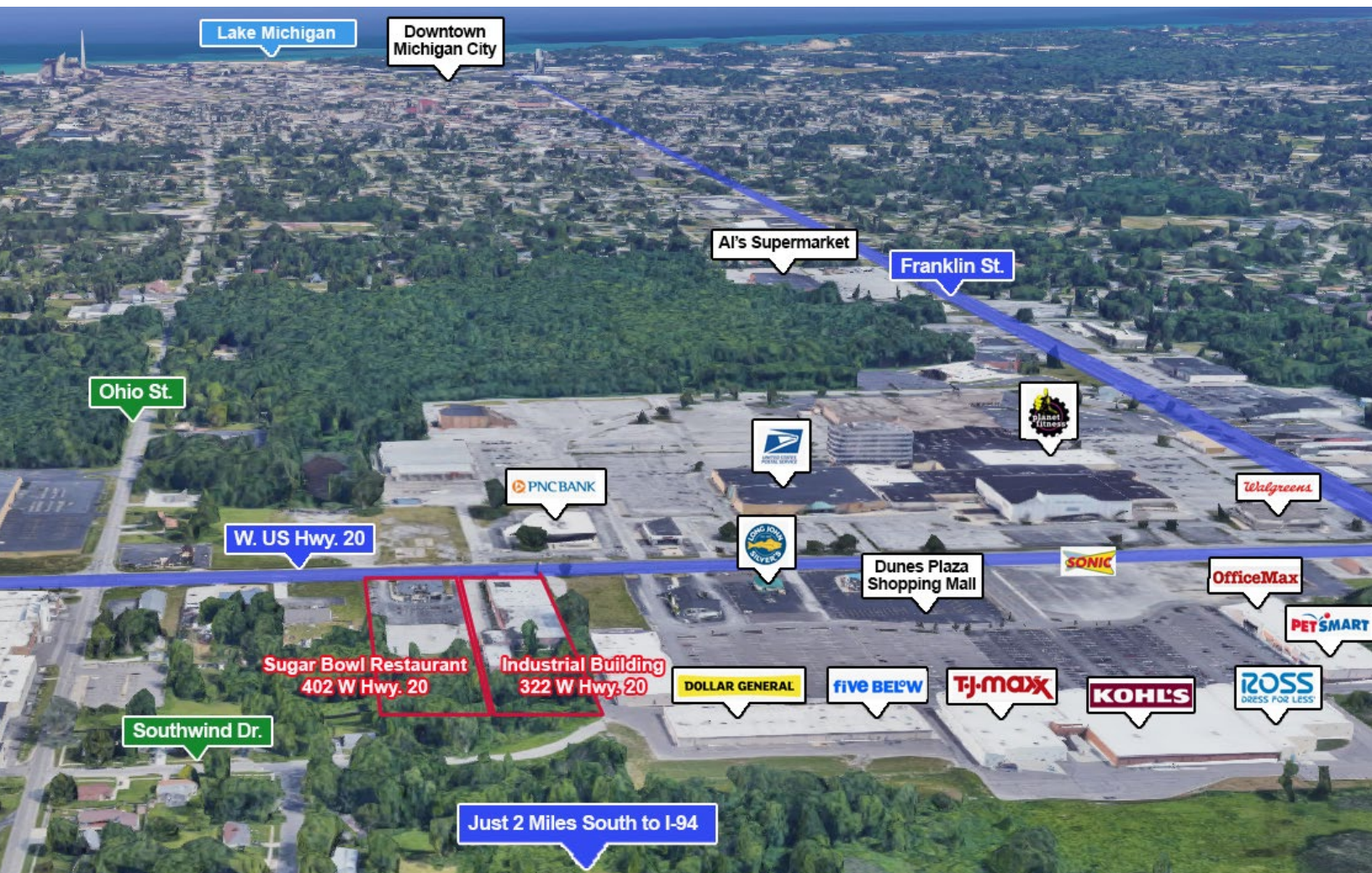
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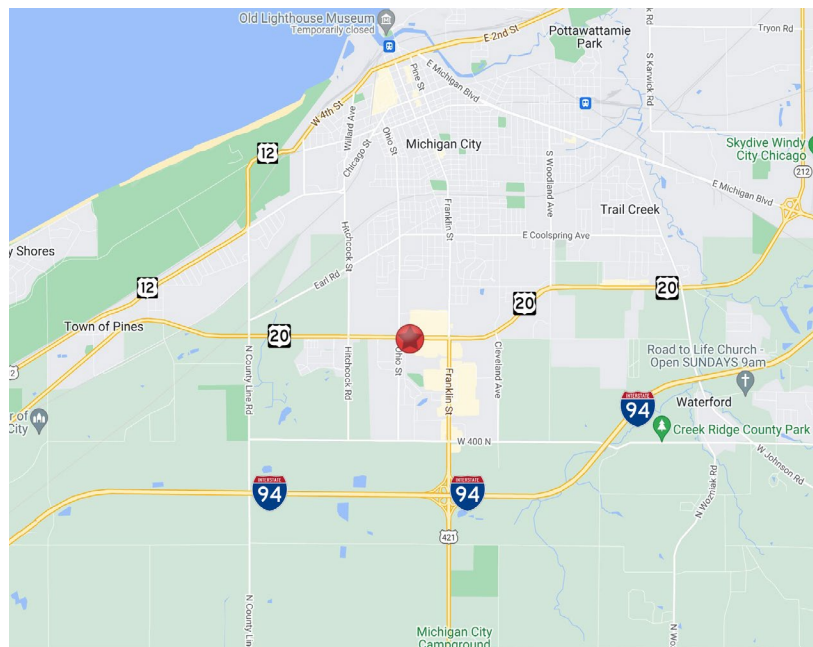


LOCATION OVERVIEW

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- This building is conveniently located on E. Michigan Blvd. (US 20) in Michigan City, IN with an average daily traffic count of over 13,000 vehicles per day, providing easy access to Michigan City's waterfront and beaches, the City of LaPorte and the small beach towns along the coast of Lake Michigan.
- The property is surrounded by local and national retailers, commercial businesses and residential neighborhoods.
- It is only .5 mile from US 421 and busy Franklin St. into downtown Michigan City, and only 2 miles from I-94.



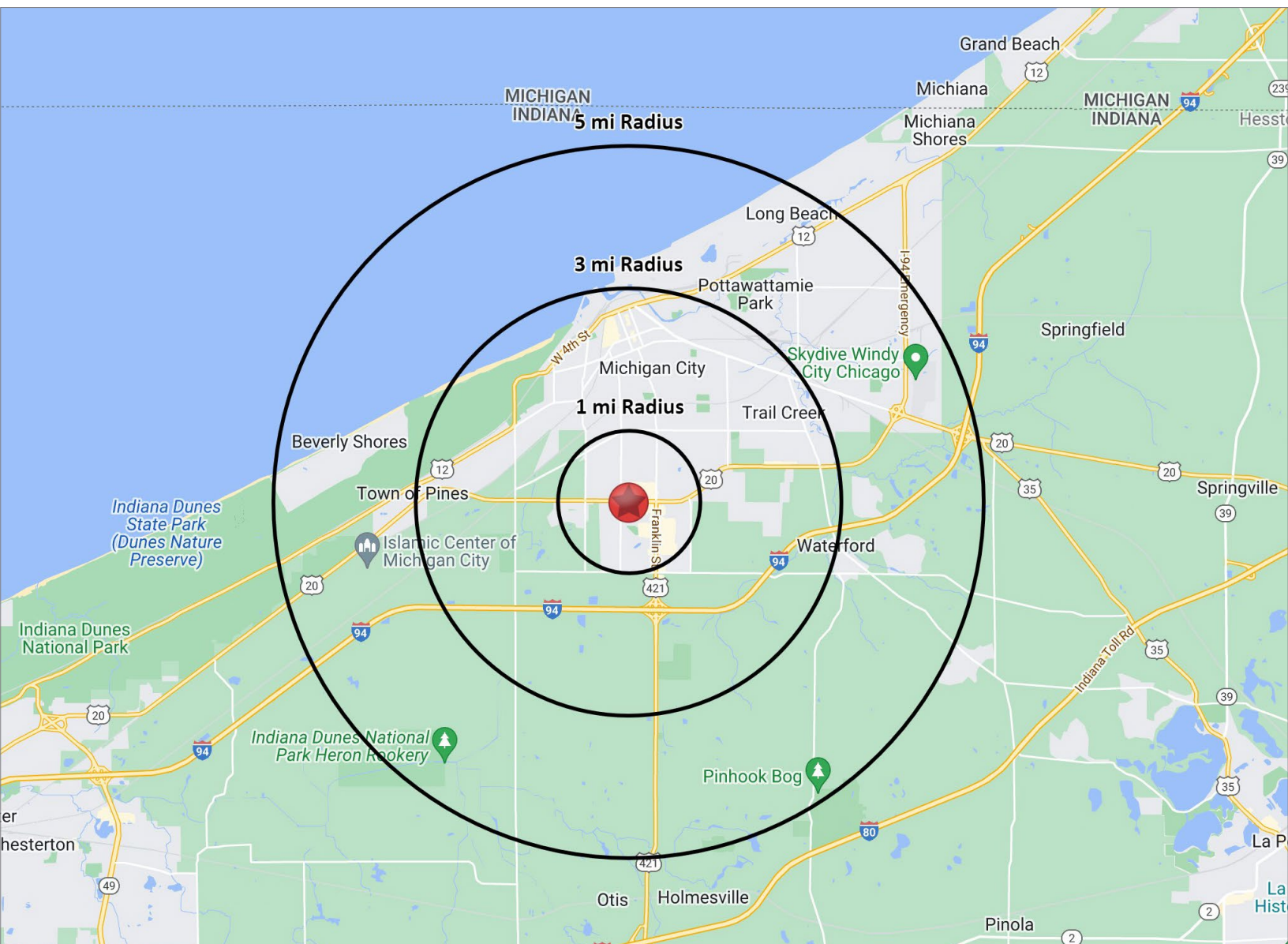
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2023 DEMOGRAPHICS

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POPULATION

1 MILE	4,380
3 MILE	31,206
5 MILE	42,728



NUMBER OF HOUSEHOLDS

1 MILE	1,864
3 MILE	12,382
5 MILE	17,256



AVERAGE HOUSEHOLD INCOME

1 MILE	\$49,370
3 MILE	\$56,205
5 MILE	\$69,833



MEDIAN HOME VALUE

1 MILE	\$136,059
3 MILE	\$138,249
5 MILE	\$176,068



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