

**Three Way Liquor License  
Included as Part of Sale**

**BUILDING FOR SALE**  
4 West Davis St. | Hamlet, IN 46532



## Restaurant with a Loyal Client Base Including Three Way Liquor License

<b>Upstairs Apartment:</b>	2,521 SF Available for Rent
<b>Building:</b>	5,042 SF
<b>Land:</b>	0.176 Acres
<b>Zoning:</b>	Commercial
<b>Remodel:</b>	2023
<b>Improvements:</b>	New roof, LED lighting, new water heater, newly painted
<b>Parking:</b>	Street parking in front, across the street, and alongside building
<b>Location:</b>	Less than 1 half quarter mile from US 30
<b>List Price:</b>	\$502,500 (Includes Three Way Liquor License)

[VIEW PROPERTY ONLINE](#)

### Details:

The sale of this property includes a Three Way Liquor License valid throughout Stake County, Indiana. This historic brick building, originally constructed in 1915, offers a rare opportunity with its well-established restaurant and bar on the main floor, with a large sitting area, hardwood floors and a prime rib cooker included. All bar and restaurant equipment is in excellent condition. The property has been extensively updated with a new roof, LED lighting, a newer water heater, fresh paint, and both 100-amp and 200-amp electrical service in different areas of the building. The restaurant enjoys a loyal client base and a strong carry-out business. Upstairs, a spacious eight-bedroom, 2,521 SF rental apartment is immediately ready for occupancy, complete with central air. The property is supported by municipal water and sewer. This is a unique turnkey opportunity blending historic charm with modern convenience.



**NAI**Cressy

P 574.271.4060 | [CRESSY.COM](https://www.cressy.com) | CONNECT WITH US! [in](#) [x](#) [f](#) [yt](#)  
200 N Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

**Roy Roelke**  
Senior Broker

D 574.485.1537 | C 574.286.9159  
[rroelke@cressy.com](mailto:rroelke@cressy.com)

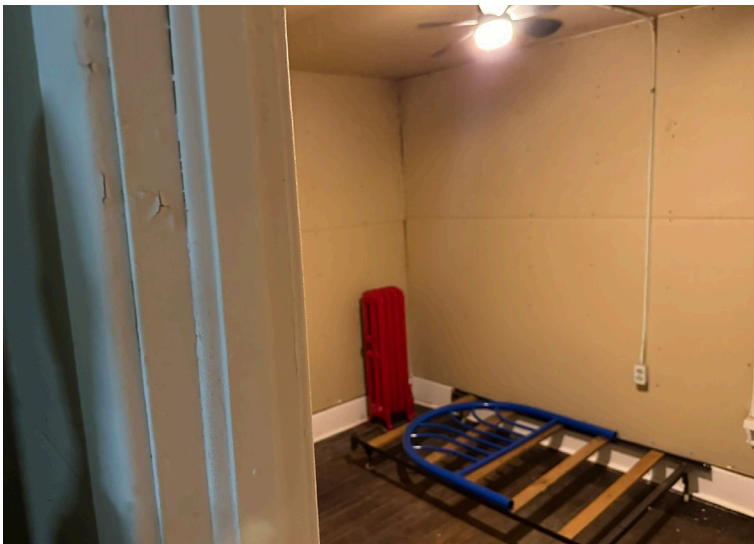
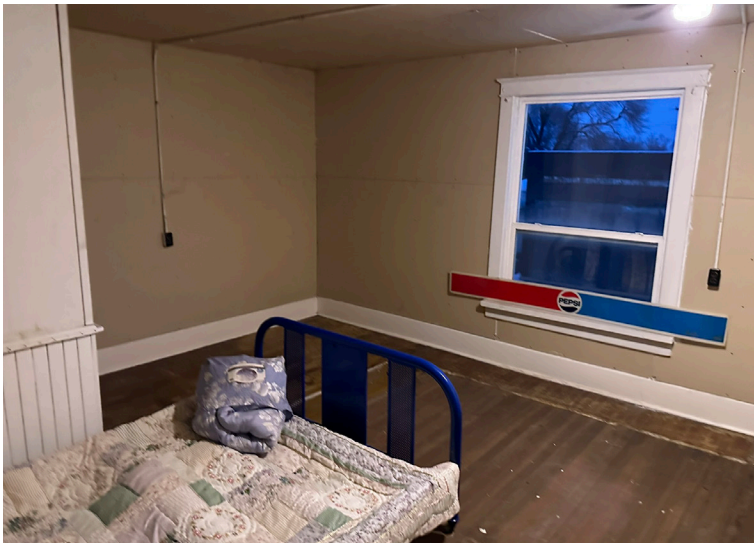






# PROPERTY PHOTOS

**BUILDING FOR SALE**  
4 West Davis St. | Hamlet, IN 46532

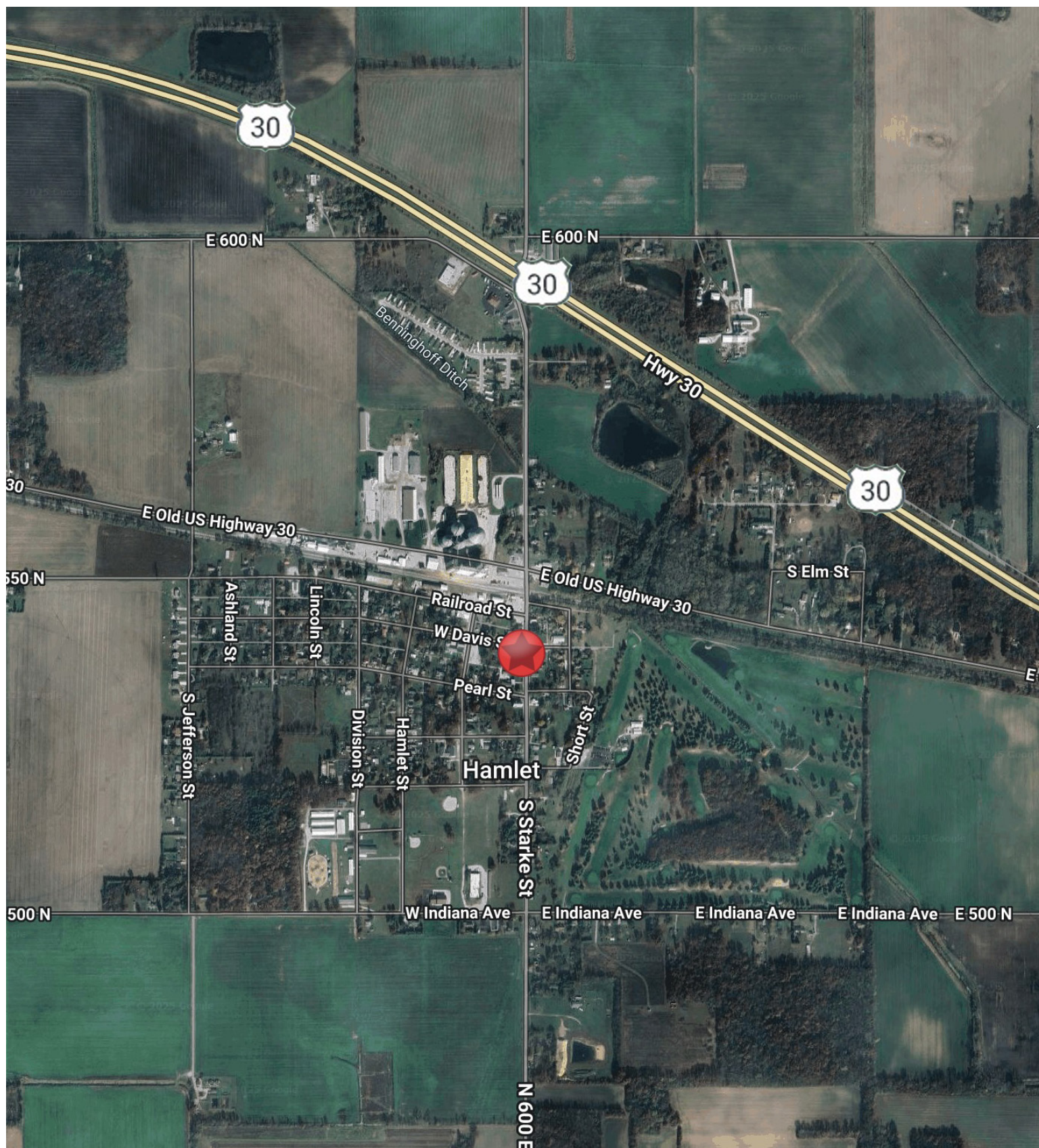




# SITE MAP

## BUILDING FOR SALE

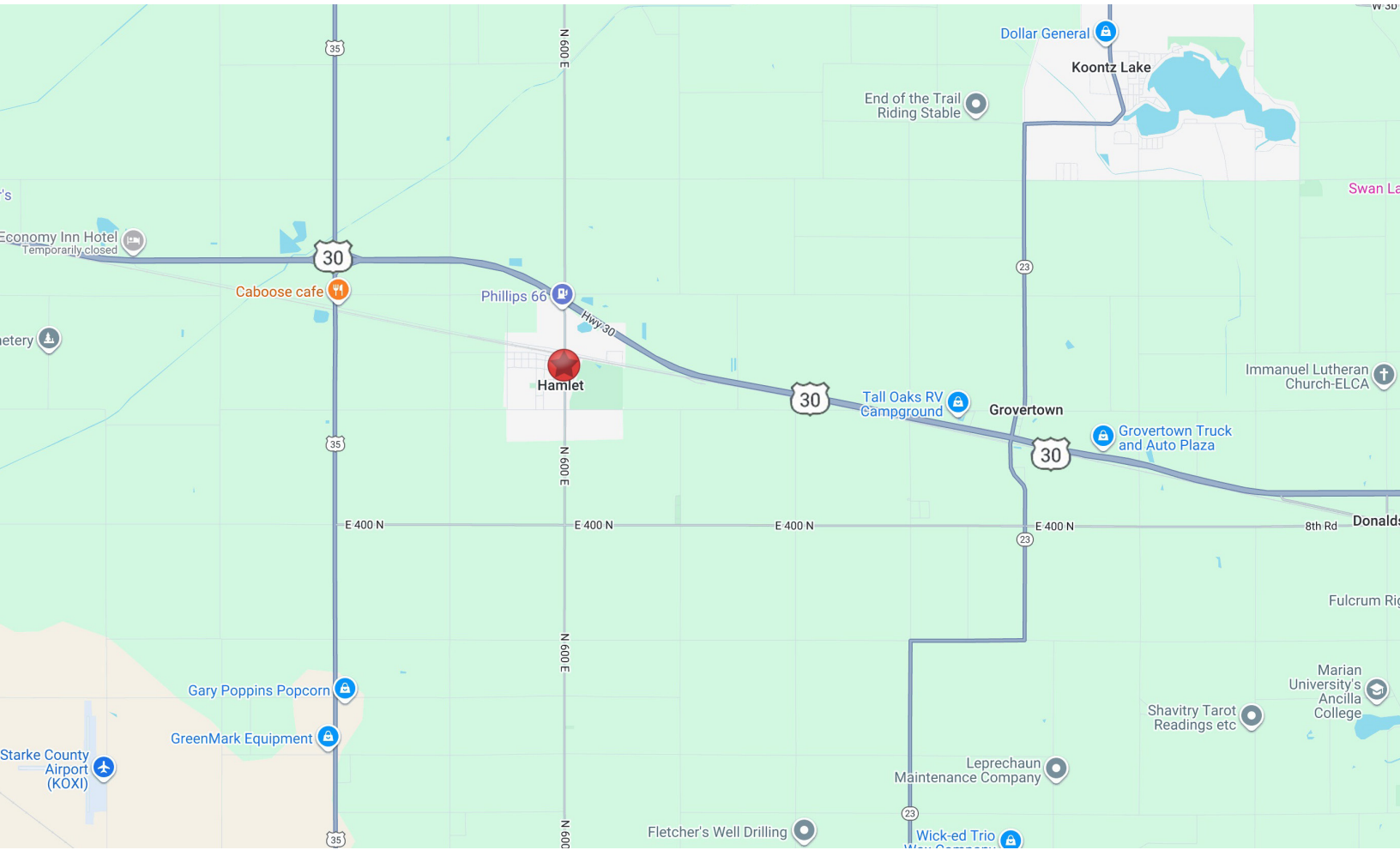
4 West Davis St. | Hamlet, IN 46532





# LOCATION OVERVIEW

**BUILDING FOR SALE**  
4 West Davis St. | Hamlet, IN 46532



Small town location but very close to heavily trafficked U.S. 30 four lane highway which runs from Chicago, Illinois to Columbus, Ohio. Many clients drive from larger surrounding communities or the nearby USGA Golf Academy. Large carryout business.



**NAI Cressy** is the Global Brokerage Division  
of Cressy Commercial Real Estate.

**Roy Roelke**  
Senior Broker  
D 574.485.1537 | C 574.286.9159  
rroelke@cressy.com





## DISTANCE TO MAJOR CITIES

SOUTH BEND, IN	32 MILES
CHICAGO, IL	80 MILES
FORT WAYNE, IN	82 MILES
INDIANAPOLIS, IN	142 MILES
GRAND RAPIDS, MI	143 MILES

MILWAUKEE, WI	170 MILES
TOLEDO, OH	191 MILES
DETROIT, MI	248 MILES
PITTSBURGH, PA	408 MILES
NASHVILLE, TN	422 MILES