



FOR SALE

171 N. Broadway St.
Peru, IN 46970



Highlights

There are so many possibilities for this location. Corner lot with high traffic count each way for your new or existing business. There is plenty of parking as this is a two-parcel listing with shed on the back parcel. Previously Garden Gate Café' where they utilized the vented basement for prepping food for the restaurant and catering. All tables, seating and booth space remain. convenient drive through window for easy pick up, a counter for ordering and 1 restroom.

Contact Paul Wyman

📞 765-419-1021

✉️ Pwyman8@aol.com

📍 1533 W Lincoln Rd. Kokomo, IN 46902



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Property Highlights

Parcel Numbers	52-08-27-205-004.000-016 & 52-08-27-205-007.000-016
Address	171 N. Broadway St.
City/State/Zip	Peru, Indiana 46970
Sale/Lease	Sale
Total SF	1,104 SF
Zoning	B-3 (Business Commercial)
Acres	Approx. 0.26 Acres
MiamiCounty Population	35,000
Region Population	226,000

Sale Information

Sale Price	\$179,900
Annual Taxes	\$4,182



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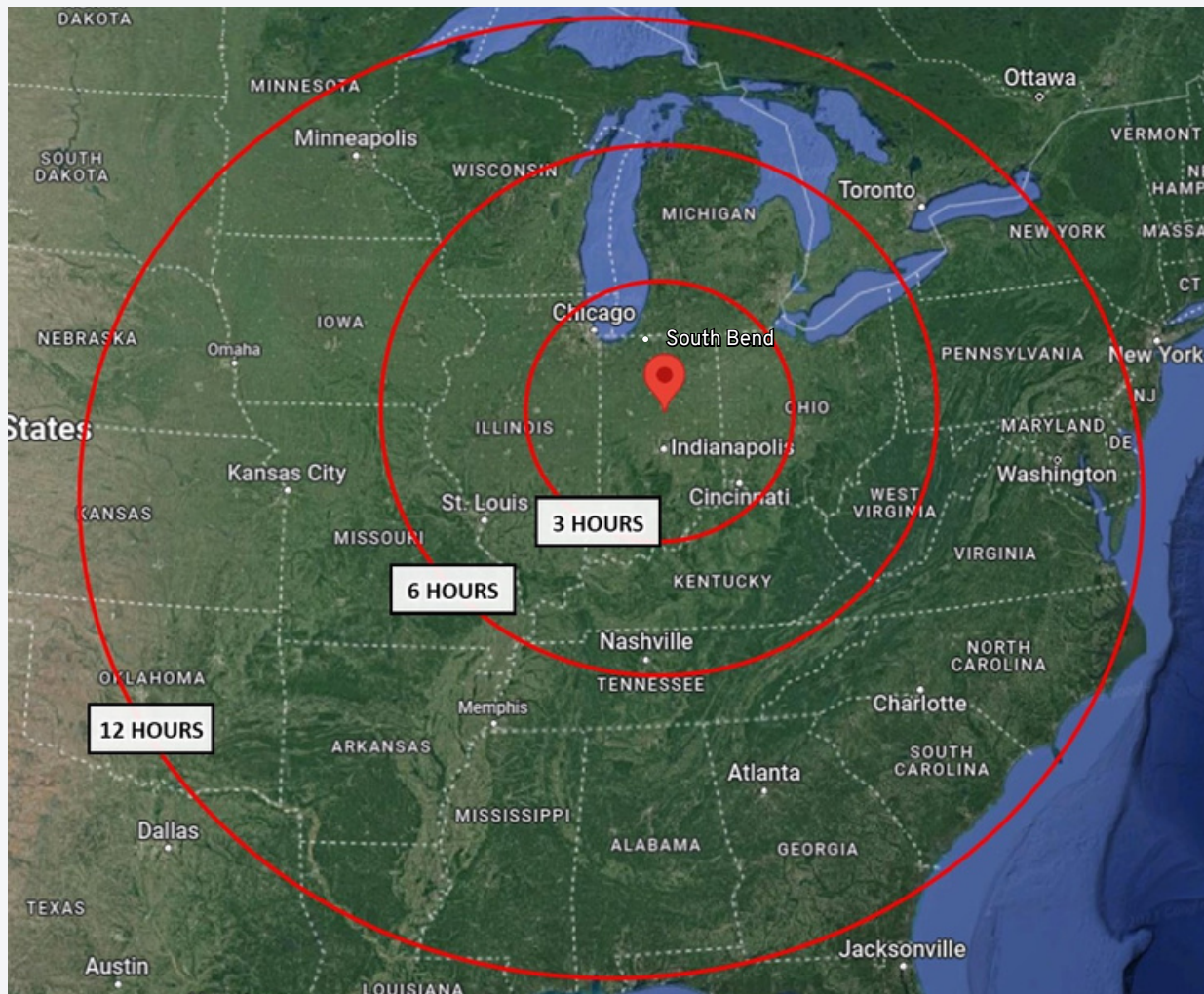
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Major Cities Within A 1 Day Drive



Indianapolis, IN	84 miles	1 hour 29 minutes
South Bend, IN	70 miles	1 hour 12 minutes
Louisville, KY	191 miles	3 hours 7 minutes
Chicago, IL	147 miles	3 hours 29 minutes
Detroit, MI	224 miles	3 hours 54 minutes
Atlanta, GA	609 miles	6 hours 42 minutes

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