

# AUBURN BREWING

309 N MAIN ST, AUBURN, IN 46706



Xplor

COMMERCIAL REAL ESTATE

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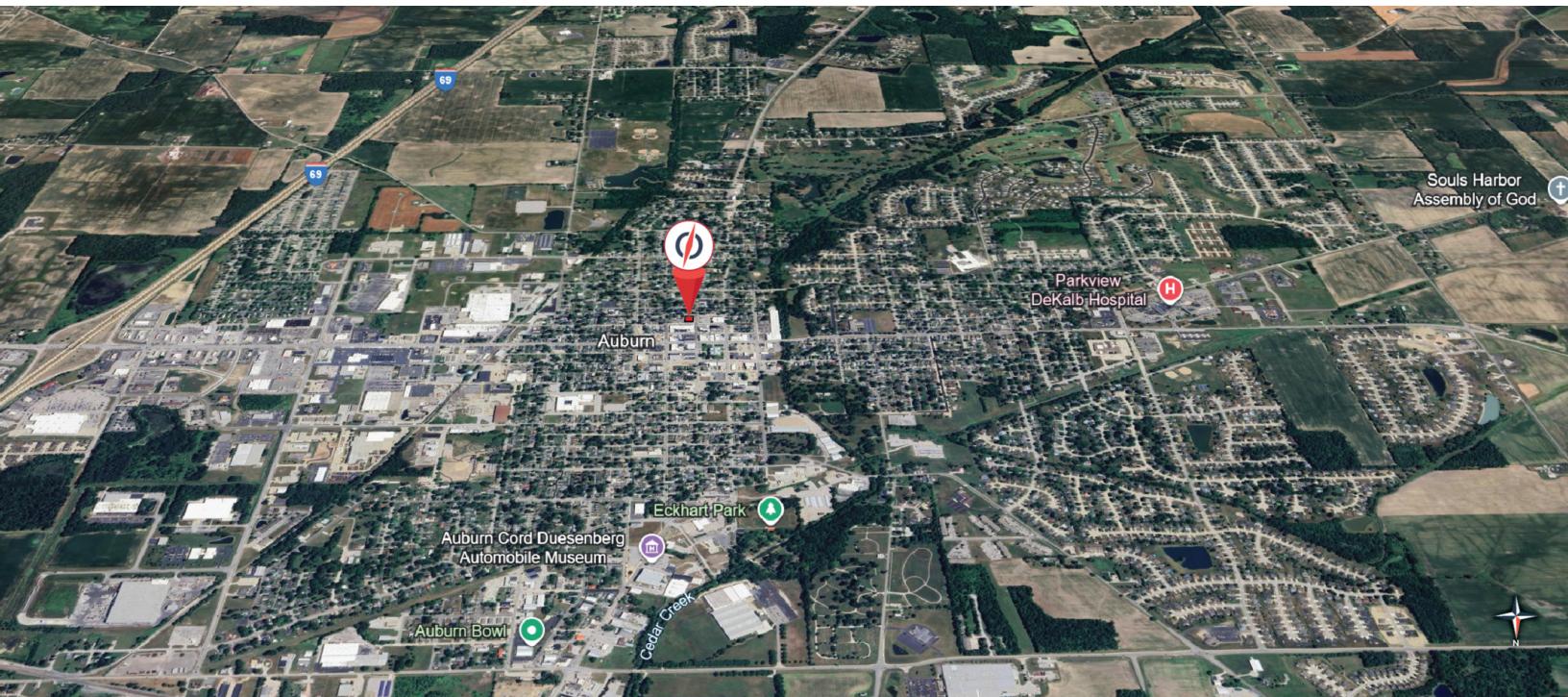
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309 N Main St, Auburn, IN 46706



## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	3,840 SF
Lot Size:	0.16 Acres
Price / SF:	\$156.25
Year Built:	1929
Renovated:	2018
Zoning:	DC
Market:	Restaurant
Submarket:	Office

## PROPERTY OVERVIEW

Experience a prime opportunity in downtown Auburn, IN! This historic 3,840 SF free-standing building, originally constructed in 1900 and beautifully renovated in 2018, is nestled in the heart of the thriving restaurant district. Zoned DC, this property offers immense potential for retail and free-standing building investors seeking a strategic location with a captivating blend of historical charm and modern amenities. With its rich heritage and strategic positioning, this property presents an unparalleled chance to capitalize on the dynamic growth of the restaurant area.

## PROPERTY HIGHLIGHTS

- Turnkey restaurant/bar with large walk-in cooler ready for a new user
- Large, gated patio in front and rear for outdoor seating and events, there is a brand new free public parking lot and streetscape adjoining the property
- Additional equipment and liquor license available to be purchased - Inquire with broker
- Recent replacement of roof, HVAC, electrical, plumbing (2019-2021) for improved longevity
- Strategically placed downtown on the corner of N. Main St. and W. 4th St.

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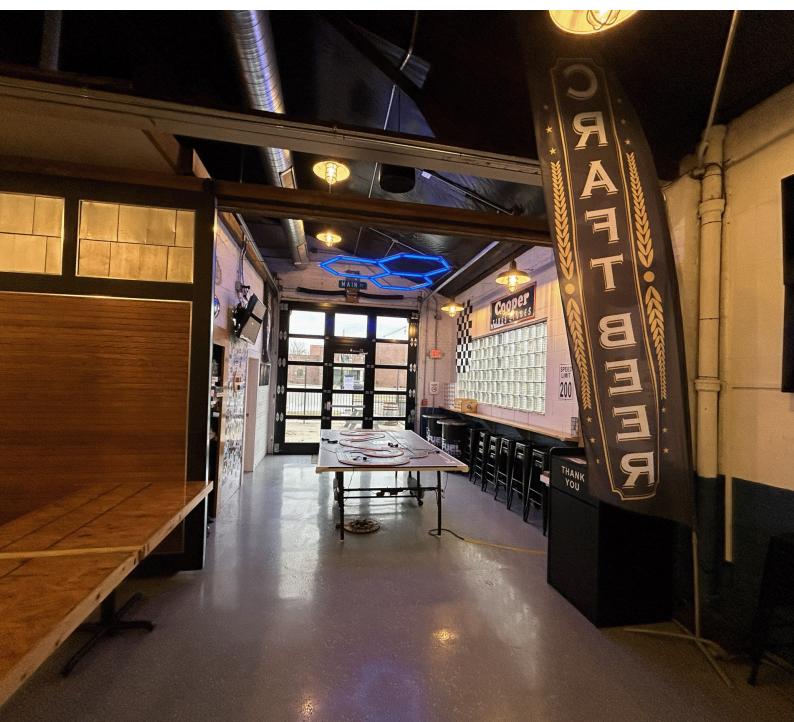
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## PROPERTY PHOTOS



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EQUIPMENT FOR SALE IN ADDITION TO REAL ESTATE - ITEMIZED LIST UPON REQUEST



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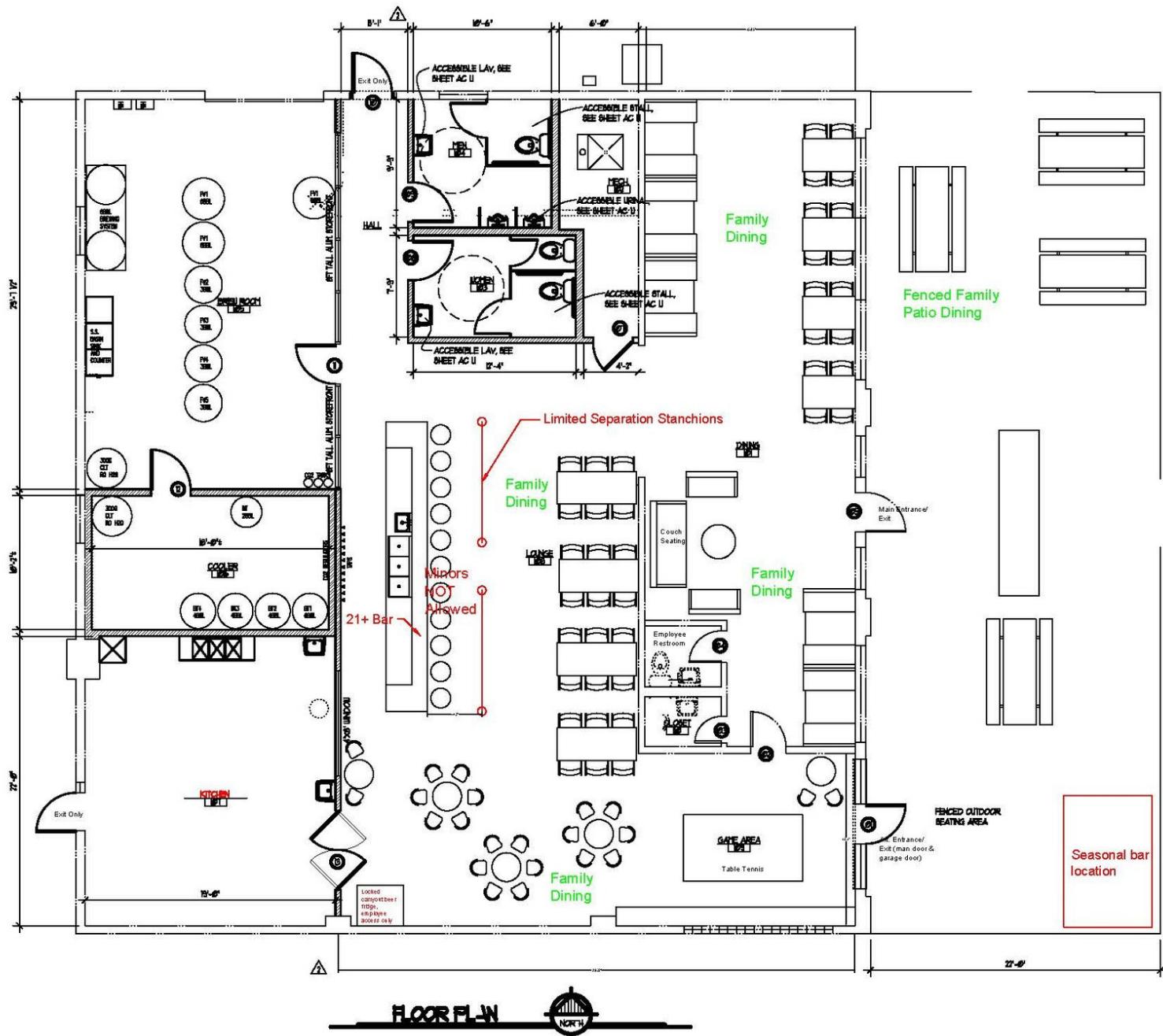
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## FLOOR PLAN



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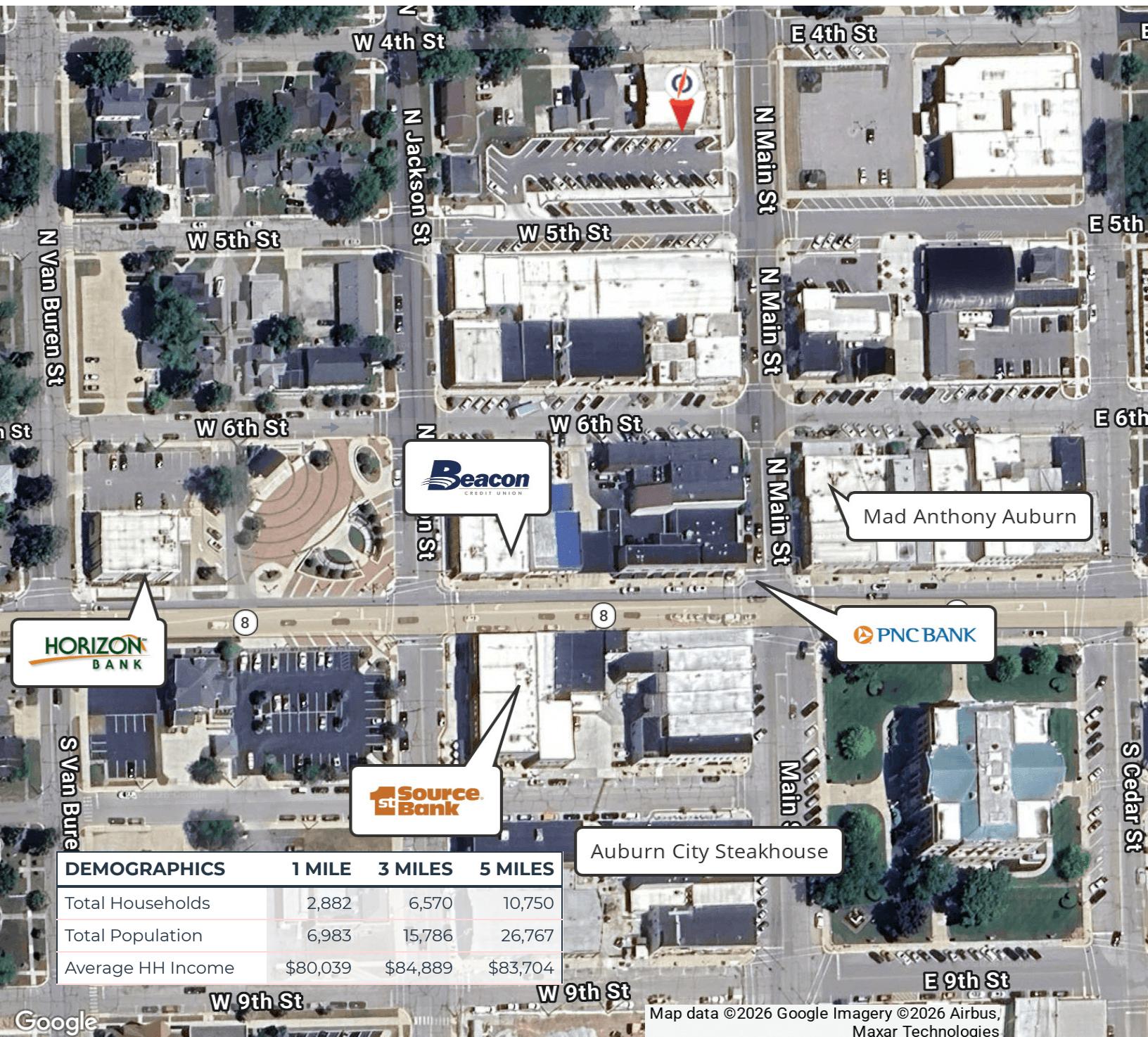
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## RETAILER MAP



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# AUBURN BREWING

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## PROPERTY DETAILS

**SALE PRICE** **\$600,000**

### LOCATION INFORMATION

Building Name	Auburn Brewing
Street Address	309 N Main St
City, State, Zip	Auburn, IN 46706
County/Township	DeKalb/Union
Market	Restaurant
Submarket	Office

### PROPERTY DETAILS

Property Type	Retail
Property Subtype	Office
Zoning	DC
Lot Size	0.16 Acres
APN#	18-06-29-379-006, 18-06-29-379-013
Lot Frontage	66
Lot Depth	106
Corner Property	Yes

### BUILDING INFORMATION

Building Size	3,840 SF
Price / SF	\$156.25
Year Built	1929
Last Renovated	2018
Building Class	A
Number Of Floors	1
Free Standing	Yes
Number Of Buildings	1
Foundation	Slab

### ADDITIONAL EQUIPMENT FOR SALE

Kitchen Equipment / Furniture	\$50,000
Brewing Equipment	\$100,000
Food Trailer (Unfinished)	\$15,000
Convertible 2 Way Liquor License	\$45,000

### UTILITIES & AMENITIES

Central HVAC	Replaced 2019-2022
Utilities Description	City water/sewer
	All new plumbing/electrical

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