

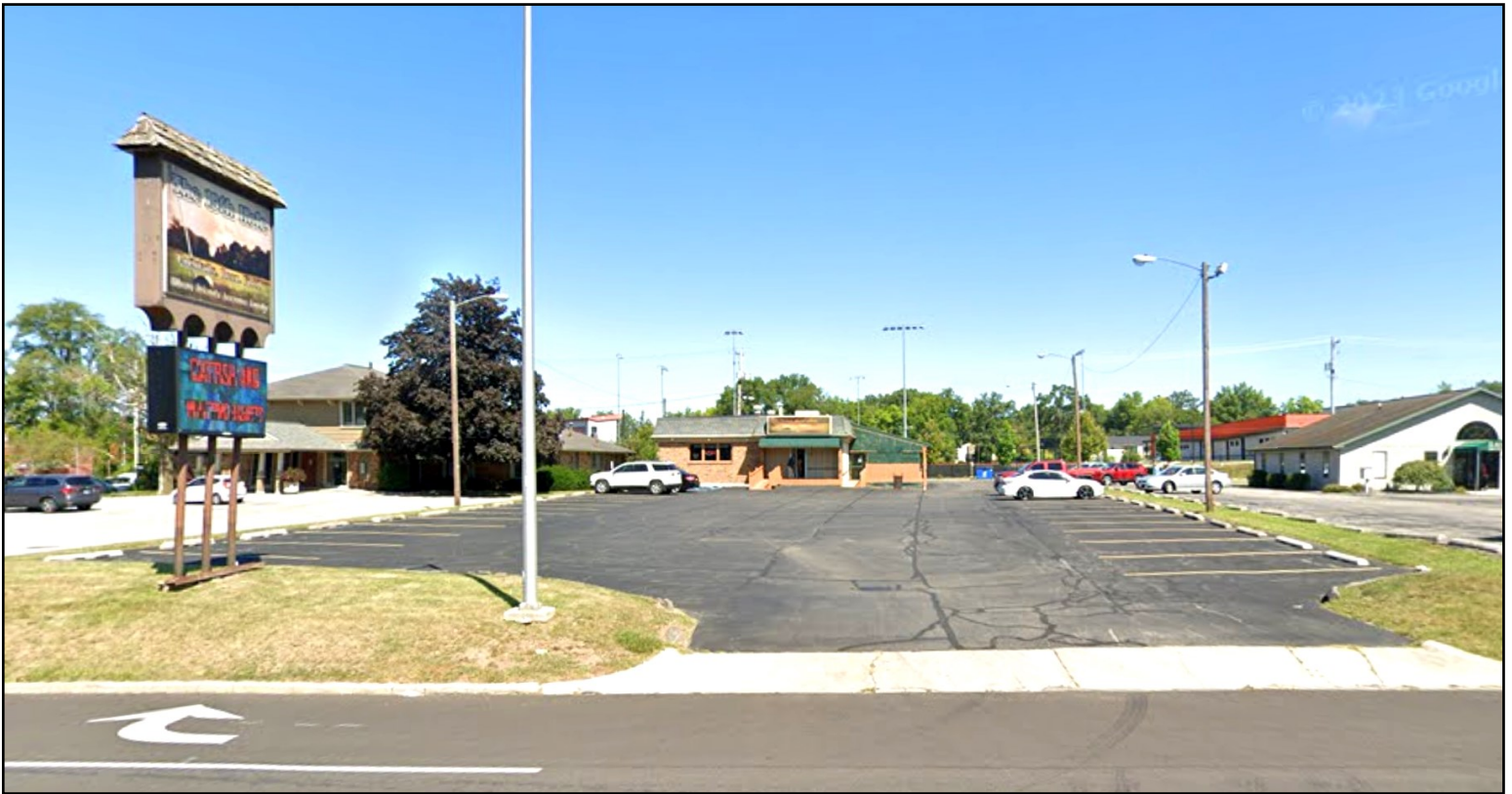
BND

COMMERCIAL

BAR & GRILL > FOR SALE

4,035 SF

303 E. TILLMAN ROAD
FORT WAYNE, INDIANA



HIGHLIGHTS:

Iconic Location Adjoining Indiana Institute of Technology Athletic Complex

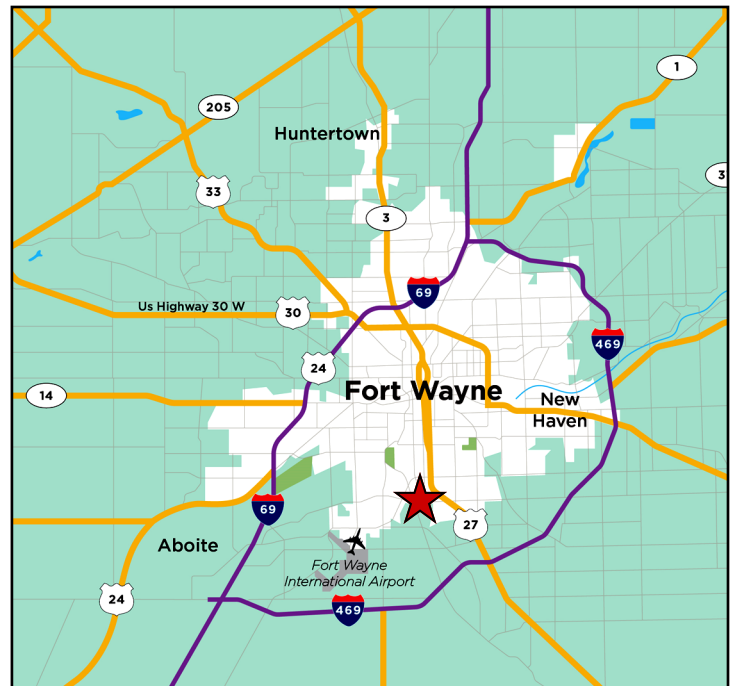
Total Building Space: 4,305 SF

Acreage: .90 Acre

Zoning: C-4

Sale Price Includes: Three-Way (3-Way) Liquor License and All Furniture, Fixtures, and Equipment Except Computerized Cash Register

Sale Price: \$659,000.00



David J. Norton

Direct: (260) 421-1906

Cell: (260) 437-9995

djn@bnd.net

1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

(260) 407-0900 | www.bnd.net

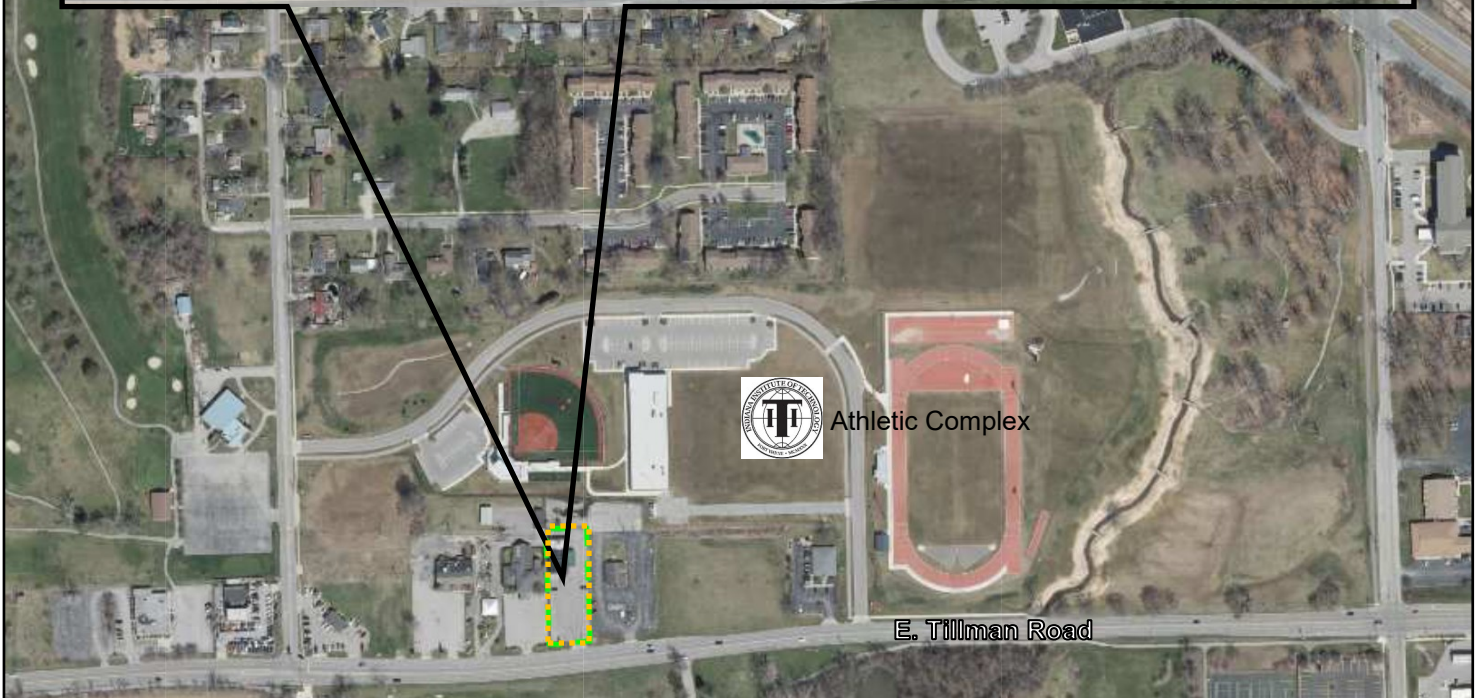
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Property Highlights

Parcel Number	02-12-26-477-020.000-074 / 02-12-26-477-016.000-074
Address	303 East Tillman Road with Additional Lot Behind (2 Parcels)
City / State / Zip	Fort Wayne / IN / 46816
Sale / Lease	Sale
Total Building Size	4,305 SF
Land Size	0.90 Acre
Zoning	C-4
Parking	Paved/striped parking
Nearest Highway	U.S. 27

Building Information

Construction Type	Wood Frame
Construction Year	1967
Number of Floors	Two
Roof	Rubber
Foundation	Concrete
Floor	Wood
Lighting	Recessed Spot Lights
Heating System	Gas Forced Air
Air Conditioning	Central Air
Restrooms	Two - First Floor / Two - Lower Level
Included in Sale:	Additional Lot (<i>in Rear</i>) for Additional Parking; Fully-Equipped Kitchen with Walk-In Cooler; Digital Reader Board; Two Pool Tables; One 8-Slot Pull Tab Machine

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

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BND**COMMERCIAL****BAR & GRILL > FOR SALE****4,035 SF****303 E. TILLMAN ROAD
FORT WAYNE, INDIANA****Sale Information**

Sale Price	\$659,000.00
Terms	Cash at Closing
Annual Taxes	\$2,313.36
Tax Year / Pay Year	2023 / 2024

Utilities

	Company
Gas	NIPSCO
Electric	Indiana & Michigan
Water	City of Fort Wayne
Sewer	City of Fort Wayne



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