

For Sale

Movie Theater - 10,919 SF Available



655 N Opportunity Dr / Bones Theatre

Columbia City, IN, 46725

Bradley Company is pleased to present Bones Theatre for sale. The only movie theater in Whitley County, it is located just half a mile off of US 30 in Columbia City's primary retail corridor near Walmart, Holiday Inn, Planet Fitness, Culver's, Dunkin', and more.

Bones Theatre has 4 screens with a total occupancy of 500 seats. It is excellently maintained with no deferred maintenance. Excess land (separately parceled) provides an add-value opportunity to either expand the building or develop for another commercial use.

This is an opportune time to begin ownership, as the movie theater industry is poised to continue its strong rebound with numerous blockbusters set to release in the next few years.

Lot Size	3 acres
Building Size	10,919 SF
Sale Price	\$990,000

Sale price includes real estate and business. Contact listing brokers directly to request business financials.



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For Sale

655 N Opportunity Dr, Columbia City, IN 46725



Location Information

Address	655 North Opportunity Drive
City, State, Zip	Columbia City, IN 46725
Parcels	92-06-03-744-018.000-004 92-06-03-744-017.000-004 92-06-03-414-022.000-004

Building Information

Building Size	10,919 SF
Year Built	2006
Construction Type	Concrete
Roof	Built up 2006
Offices	1 (above concessions)
Restrooms	3 (men's multi-stall, women's multi-stall, private unisex)
Storage	Space under stairwell
HVAC	7 units (6 original, 1 new in summer of 2025)
Power	(4) 225 amp / 208 volt panels (1) 625 amp / 480 volt panel (1) 600 amp / 480 volt panel 3 phase
Sprinkler	Yes

Property Information

Lot Size	3 acres
Zoning	General Business
Parking Spaces	156
Ingress/ Egress	2 curb cuts on Opportunity Drive
Frontage	295 ft. on Opportunity Drive
Distance to US 30	0.5 miles
Signage	Double-sided pylon on Opportunity Drive

Theatre Information

Screens	4
Seating Capacity	500 (3 screens with 100 seats each) (1 screen with 200 seats)
Projectors	Digital
Sound	Dolby Surround 7.1

Utilities

Electric	Municipal
Gas	NIPSCO
Sewer	Municipal
Water	Municipal
Internet	Fiber

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Notable Upcoming Movie Releases (2026 Q3 - 2027) *(subject to change)*

Minions & Monsters	July 1, 2026
Moana (live action)	July 10, 2026
The Odyssey	July 17, 2026
Spider-Man: Brand New Day	July 31, 2026
The Cat in the Hat	November 6, 2026
The Hunger Games: Sunrise on the Reaping	November 20, 2026
Jumanji 3	December 11, 2026
Avengers: Doomsday	December 18, 2026
Dune: Part Three	December 25, 2026
Star Wars: A New Hope (50th anniversary re-release)	February 19, 2027
Sonic the Hedgehog 4	March 19, 2027
Godzilla x Kong: Supernova	March 26, 2027
The Legend of Zelda	May 7, 2027
Star Wars: Starfighter	May 28, 2027
Spider-Man: Beyond the Spider-Verse	June 18, 2027
Shrek 5	June 30, 2027
Superman: Man of Tomorrow	July 9, 2027
A Minecraft Movie 2	July 23, 2027
Bluey: The Movie	August 6, 2027
Frozen III	November 24, 2027
Avengers: Secret Wars	December 17, 2027
The Lord of the Rings: The Hunt for Gollum	December 17, 2027

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Large Auditorium Screen



Large Auditorium Seating



Regular Auditorium Screen



Regular Auditorium Seating

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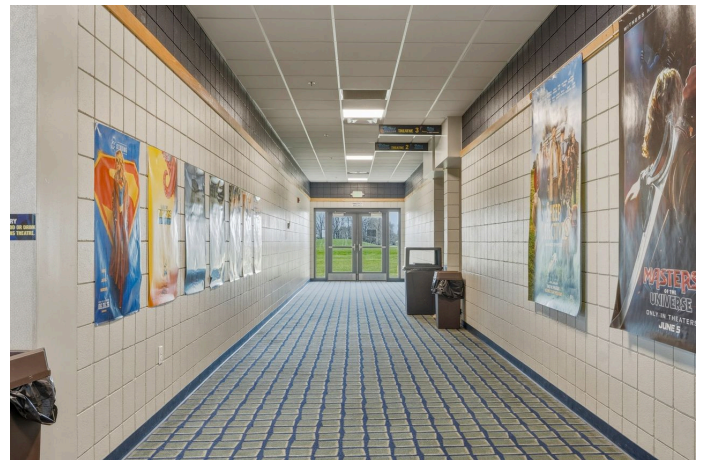
Lobby



Lobby



Concessions



Hallway

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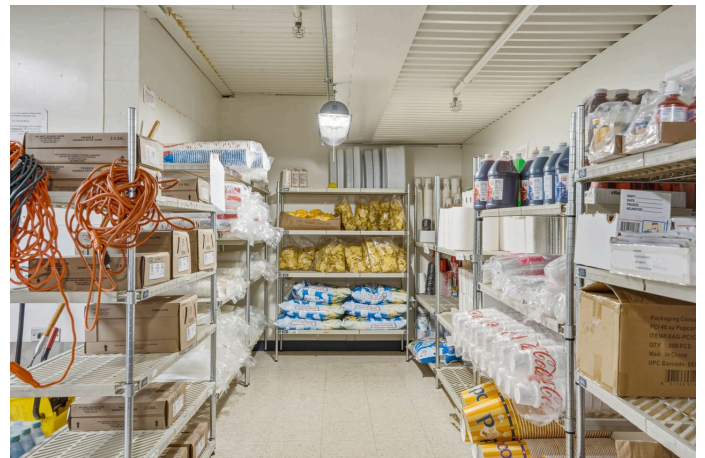
Manager's Office



Restroom



Stockroom



Stockroom

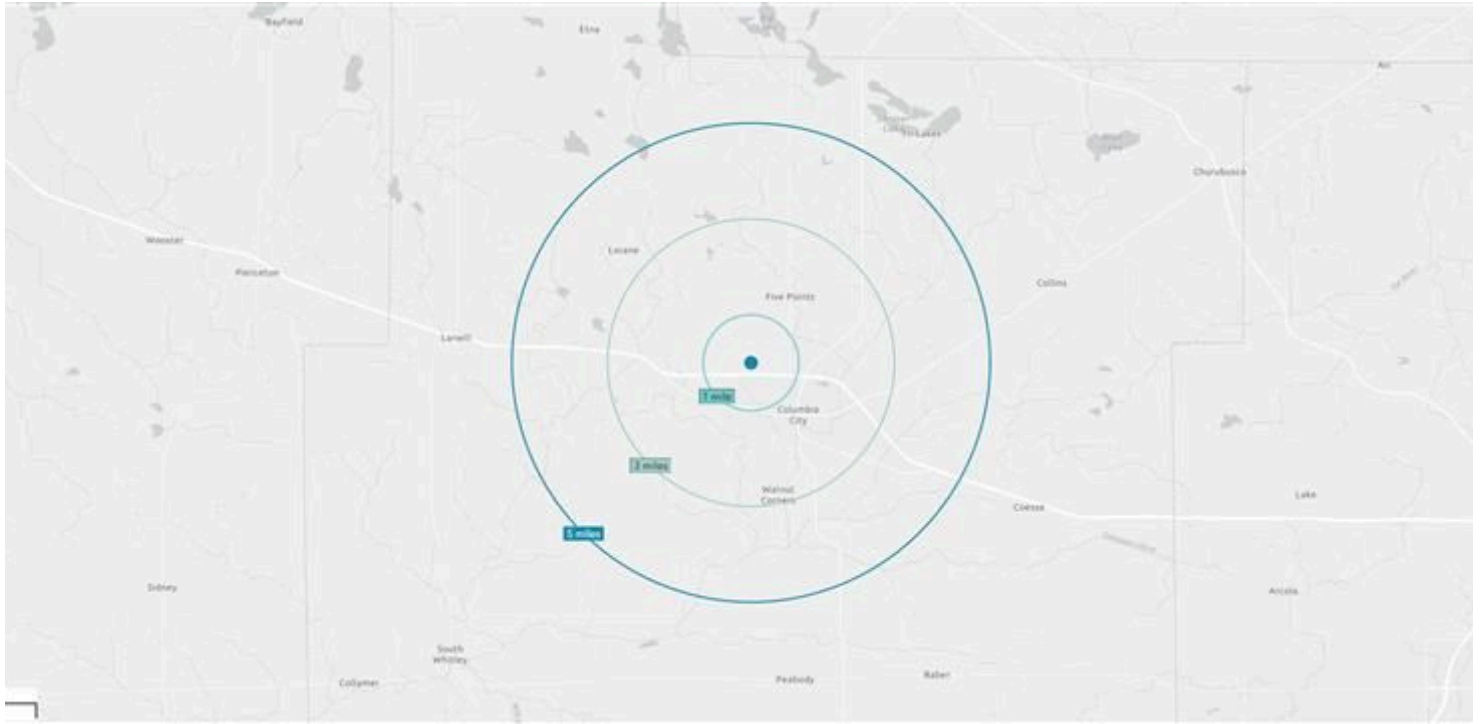
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Demographics

	0 - 1 Miles	1 - 3 Miles	3 - 5 Miles
Total Population	1,408	10,217	4,290
Average Age	45.3	37.9	42.9
Total Households	582	4,311	1,729
Average Household Income	\$113,765	\$80,422	\$108,666

Traffic Counts

US 30	23,980 vehicles per day
West Lincolnway	3,587 vehicles per day

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About Columbia City

Columbia City is the seat of Whitley County. It is halfway between Fort Wayne and Warsaw, with an approximate travel time of 25 minutes on US 30 to each neighboring city. In total, the Fort Wayne MSA has a population over 450,000. Major employers in Columbia City include Steel Dynamics (one of the largest steel producers in the US), Ultra Maritime a manufacturer of underwater military technology), and Parkview Whitley Hospital.

Touting its "small town, big fun" atmosphere, other quality of life amenities in Columbia City besides the Bones Theatre include Eagle Glen Golf Course, Paige's Crossing (offering go-kart racing, mini-golf, and an arcade), and downtown social gatherings known as the Columbia City Connect First Fridays.

