

# 1610 ARROW AVE.

Anderson, IN 46016

**FOR SALE**



## PROPERTY HIGHLIGHTS

- Multifamily development opportunity
- 3,000 SF bar/restaurant building on a highly visible corner
- Includes 3-way liquor license & 3 adjacent lots (room for potential expansion or outdoor event space)
- Commercial kitchen
- Outdoor deck & pergola
- Development opportunity – Zoned B2 & R3

## OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	2,310 SF
Building Size:	3,000 SF

**KRISTEN BERRY**

O: 317.454.7171 | C: 317.660.1289  
kberry@premiercres.com

**PETE ALVEAL**

O: 317.454.7171 | C: 317.997.9362  
palveal@premiercres.com



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## PROPERTY DESCRIPTION

Former Bar/Restaurant with Expansion Potential – A Rare Opportunity!

This 3,000 sq ft standalone bar & restaurant on a highly visible corner is the perfect blend of functionality, charm, & opportunity. This listing includes three adjacent lots & a 3-way liquor license, making it a turnkey opportunity for food & beverage service. Inside, you'll find a wide-open floor plan that's perfect for hosting everything from casual dinners to live music nights. There's a built-in stage ready for performances, a commercial kitchen, & a private office space for back-of-house operations. Outside, the vibe continues with a welcoming deck & pergola—ideal for outdoor dining or weekend events. The attached private parking lot was repaved in 2018 during a complete renovation & expansion of the building.

**\*\*Additional opportunity to purchase the commercial building & lots directly across the street as part of a larger package deal.**

## LOCATION DESCRIPTION

Strategically located on a high-visibility corner lot in Anderson, Indiana, this property offers prime exposure on a well-traveled thoroughfare. Positioned just 15 minutes from Anderson Speedway, Hoosier Park Racing & Casino, & Anderson Country Club, the site benefits from steady traffic driven by both local residents & out-of-town visitors. The surrounding area features a mix of residential neighborhoods, retail, & commercial activity, creating a strong customer base for both daytime & evening service. With easy access to major roads & highways, this location is ideal for drawing patrons from Anderson & surrounding Madison County.

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