

115 E Main St, Hillsboro, IN 47949

Status: **Active**

Prop Sub/Trans: **Business/For Sale**

Media: **14**

Listing ID: **21972920**

List/MoRnt \$: **\$225,000**

Bldg/Ctr/Prk Nm:

Area: **2307 - Fountain - Cain**

DOM/CDOM: **25/25**

Year Built: **1910**

Building Name:

Lot: **27**

Legal Desc: **002-00100-00 Op W1/2 E1/2 Lot 27 Mp 002-I09-12-107-027D0**

Bldr/Prjct/Cont:

New Const: **No**

Est.Comp. Date:

Date Ava:



Tax ID: **231112107027200002**

MultiTax ID:

Semi Tax: **\$414.00**

Tax Year Due: **2023**

Lot Size Acres: **0.06**

of Stories: **1**

Lot Size SF: **2,640**

Divisible:

Zoning: **No**

Sprinkler:

Space Avail: **1,600**

Min Contig:

Parking Surface:

Ceiling Height:

Max Contig:

Roof: **Metal**

Exterior Cnst:

Multi Tenant:

Bld/Park/Cntr:

HVAC:

Rd Surface: **Asphalt**

Bldg Utilities:

Rd Frontage: **City Street**

Road Access: **County Rd**

Present Use: **Restaurant**

Proposed Use:

Docs on File: **Legal Description, Other**

Directions

GPS Friendly

Property Description

Are you dreaming of owning your own business in a charming small town? Look no further! This turnkey opportunity offers the perfect blend of established success and small-town charm. Convenient on-street parking makes it hassle-free for customers to drop by and enjoy your business. In addition to street parking, the property offers a small back lot.

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

Financials available for serious buyers. Seller would be willing to help with new buyer transition. Confidentiality agreement required. No zoning. City of Hillsboro does have a historic designation for awnings only as of 4/11/24.

Financial Information

Insurance Expense:	Total	\$/SF	Gross Potential Rent:	Net Op Income:
CAM Expense:			Price/Unit:	
Possible Financing:	Conventional		Showing Information	

Showing Service: **Broker Bay**

Showings Phone: **(317) 218-0600**

Contract/Office Information

List Type: Exclusive Right to Sell	BAC: 3%	Var: No	Insp/Warr:	Listed: 04/09/2024
Circumstances of Sale:	Disc:		Spec. List. Conditions:	Entered: 04/09/2024
Listing Terms:	FHA Cert:		Poss: Negotiable	TOM Dt:
LOfc: KWLF02: Keller Williams-Morrison	Ph:		Fax:	WD:
LAgt: 46472: Sydney Gregg	Ph: (765) 366-9500			XD: 04/09/2025
Team:				Change: 04/28/2024
CoAgt: 16797: Greg Morrison	Ph: (765) 366-1521			

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Prepared By: Greg Morrison | Keller Williams-Morrison | 05/03/2024 05:07 PM

PERSONAL PICTURES + PERSONAL MISCELLANEOUS ITEMS WILL BE
RESERVED BY SELLER.

Equipment

2 DOOR FREEZER - TRUE - 12- 13 YEARS OLD
4 WELL STEAM TABLE - NEW IN FALL OF 2023
2 DOOR PREP TABLE WITH CUTTING BOARD - TRUE - 8-10 YEARS OLD
COFFEE MAKER - FARMER BROTHERS - BUY PRODUCT THEY MAINTAIN EQUIPMENT
1 DOOR FREEZER - TRUE - NEW IN SPRING 2019
1 DOOR FREEZER - BEVERAGE AIR - NEW IN FALL 2019
2- FRYERS - BLACK DIAMOND - 6 YEARS OLD - GAS
1 - GRILL WITH CHARBROILER , 4 BURNERS STOVE , 2 OVENS - 20 YEARS OLD CASTLE
STOVE BURNERS , PILETS , GRATES , UPDATED FALL 2023
THERMOSTATS IN OVEN - UPDATED FALL 2023
HOOD - 20 YEARS OLD
CLEANED EVERY 4 MONTHS
ANSUL SYSTEM CHECKED - EVERY 6 MONTHS
SMALL HOOD - 25 - 30 YEARS OLD
CLEANED EVERY 3 MONTHS
ANSUL SYSTEM CHECKED - EVERY 6 MONTHS
50 GALLON WATER HEATER - POWER VENT - NEW FALL 2023
AIR UNIT - 12 YEARS OLD
95% EFFICIENT FURNACE - NEW FALL 2023 - COMFORT MAKER
SPLIT UNIT - 2 TON - HEAT AND AIR - FALL 2023 - SAMSUNG
STAINLESS STEEL TABLE - 2 DRAWERS - FALL 2019
3 WELL SINK
200 AMP SERVICE - 12 YEARS
HIGH CHAIRS
TABLES + CHAIRS
PLATES
SILVERWARE
POTS & PANS
CUPS
CREDIT CARD MACHINE - NOT STAYING

LEASED

ICE MAKER - LEASED - MONTH TO MONTH

PEPSI MACHINE

2 - 2 DOOR REFRIGERATOR - LEASED - MONTH TO MONTH

UPDATES

CARPET , WALLS , CEILING TILES , CEILING FANS, LIGHTING, PART WIRING DONE IN
DINING ROOM - SPRING 2019

BLOWN IN INSULATION - ABOVE OLD PLASTER CEILING IN 2019

SEWER LINE BACK OF BUILDING TO ALLEY - 12 YEARS AGO

WAITRESS STATION + HALLWAY - NEW FLOORING - SPRING 2019

BATHROOM REDONE - SPRING 2020

KITCHEN COMPLETE GUT - WALLS, PLUMBING , FLOOR, CEILING , WIRING - FALL 2019