



AVAILABLE

3rd Street Saloon

118 S Third Street
BOONVILLE, IN 47601



- Sale Price: \$750,000
- Total SF: 6,625 SF
- Lot Size: 0.09 Acre
- Year Built: 1901
- Year Renovated: 2020
- Ext. Construction: Brick
- Roof: Steel-Composite (Rubber)

- Zoning: Downtown
- # of Restrooms: 4 Restrooms
- Water/Sewer: City
- Current Use: 3rd Street Saloon
- Annual Taxes: \$3,567.00 (2024 Pay 2025)
- Showing: Contact Listing Broker
- Location: Boonville on the Square

One of the oldest, continuous saloons in Warrick County. Complete structural remodel in 2020-2021. Over \$1,100,000 invested. New roofs, plumbing, HVAC, and electrical. New ceramic tile restrooms. Business is profitable. Owners selling to concentrate on other locations. Upside Gaming! Type-2 Gaming License available! 3-way Liquor License with Carry-out.

Complete financials available upon signing confidentiality agreement and meeting financial requirements.

For More Information, Contact:

Ken Newcomb, President / Broker

Direct: 812.204.4004

Office: 812.473.6677

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