


Property Type	COMMERCIAL	Status	Active	CDOM	149	DOM	149	Auction	No	
MLS	202521838	215 E State Road 120 Road	Fremont	IN	46737	Statu	Active	LP	\$850,000	
	Area	Steuben County	Parcel ID	76-03-25-000-009.000-006			Type	Restaurant/Bar		
	Cross Street							Age	38	
	REO	N	Short Sale	No						
	Legal Description	PT W1/2 NW 1/4 Sec 25 1.47A.								
	Directions	Head North out of Angola on State Road 127. Take 50 W to State Road 120 and turn East. Home will be on the south								
	Inside City Limits	City Zoning	County Zoning	Zoning Description						

Remarks Discover an extraordinary investment opportunity with this captivating mixed-use property, which boasts a delightful log cabin alongside a separate residential home. (See property on 189 E State Road 120, Fremont, IN 46737). Initially designed as a private residence and thoughtfully transformed into a charming restaurant, this property presents remarkable versatility for ongoing commercial endeavors or the potential for redevelopment into a variety of lucrative income-generating ventures. The main log cabin radiates rustic charm, with its authentic wood construction and inviting ambiance, making it the perfect setting for a cozy restaurant, trendy café, vibrant retail space, or professional office. Nestled behind the commercial building is a detached residence that offers an enticing additional revenue stream through long-term rentals, short-term leasing, or the option for owner occupancy. This unique property invites you to explore its potential and embrace a vibrant investment opportunity! The restaurant has an asking price of \$400,000, while the home and the 4 acres behind it are listed at \$450,000, bringing the total to \$850,000.

Agent Remarks Restaurant was closed in October 2023 and is currently vacant. Property is being sold as-is. Preliminary title initiated through Fidelity National Title. Buyer and Buyer's agent to verify measurements and zoning. Commercial property must be sold as one with the residential property (189 E State RD 120) (MLS Number: 202521904) located behind it.

Sec	Lo	Township	Jamestown	Lot Ac/SF/Dim	1.4700	/	64,033	/	194 ft x 330 ft	Src	
Year Built	1987	Age	38	New	No	Years Established		Exterior	Wood	Foundation	Crawl, Partial
Const Type	Stick Build			Total # Bldgs	2	Stories	1.5	Total Restrooms	4		
Bldg #1 Total Above Gd SqFt	3,748			Total Below Gd SqFt	762	Story	1	Finished Office SqFt	252		
Bldg #2 Total Above Gd SqFt				Total Below Gd SqFt		Story		Finished Office SqFt			
Bldg #3 Total Above Gd SqFt				Total Below Gd SqFt		Story		Finished Office SqFt			
Location				Fire Protection	City, Volunteer	Fire Doors		Yes			
Bldg Height				Roof Material	Shingle	Int Height	Vaulted Ceiling				
Interior Walls	Drywall			Ceiling Height	Vaulted Ceiling	Column Spcg	N/A				
Flooring	Wood			Parking	Paved	Water	Well				
Road Access	State			Equipment	Yes	Well Type					
Currently Lsd	No			Enterprise Zone	No	Sewer	City				

SALE INCLUDES Building

SPECIAL FEATURES Handicap Access

PROPERTY USE Vacant-Best for Owner/Usr

Water Access

Water Name

Lake Type

Water Features

Auction No **Auctioneer Name**

Auctioneer License #

Occupancy

Owner Name

Financing: Existing

Proposed

Excluded Party None

Annual Taxes \$1,675.0 **Exemption**

Year Taxes Payable 2025

Assessed Value \$

Is Owner/Seller a Real Estate Licensee No

Possession 30-60 Days

List Office Real Broker, LLC - Office: 317-614-5445

List Agent Hannah Burkey - Cell: 260-687-7051

Agent ID RB21002235

Agent E-mail hburkeyhomes@gmail.com

Co-List Office

Co-List Agent

Showing Instr

List Date 6/9/2025 **Exp Date** 6/9/2026 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes

IDX Include Y **Contract Type** Exclusive Right to Sell **Special Listing Cond.** None

Seller Concessions Offer Y/N **Seller Concession Amount \$**

Virtual Tour Unbranded Virtual Tour

Type of Sale

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 149

Total Concessions Paid **Sold/Concession Remarks**

Sell Office **Sell Agent**

Sell Team

Co-Sell Office **Co-Selling Agent**

Presented by: Hannah Burkey - Cell: 260-687-7051 / Real Broker, LLC - Office: 317-614-5445

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