

AUBURN BREWING

309 N MAIN ST, AUBURN, IN 46706



KIENAN O'ROURKE

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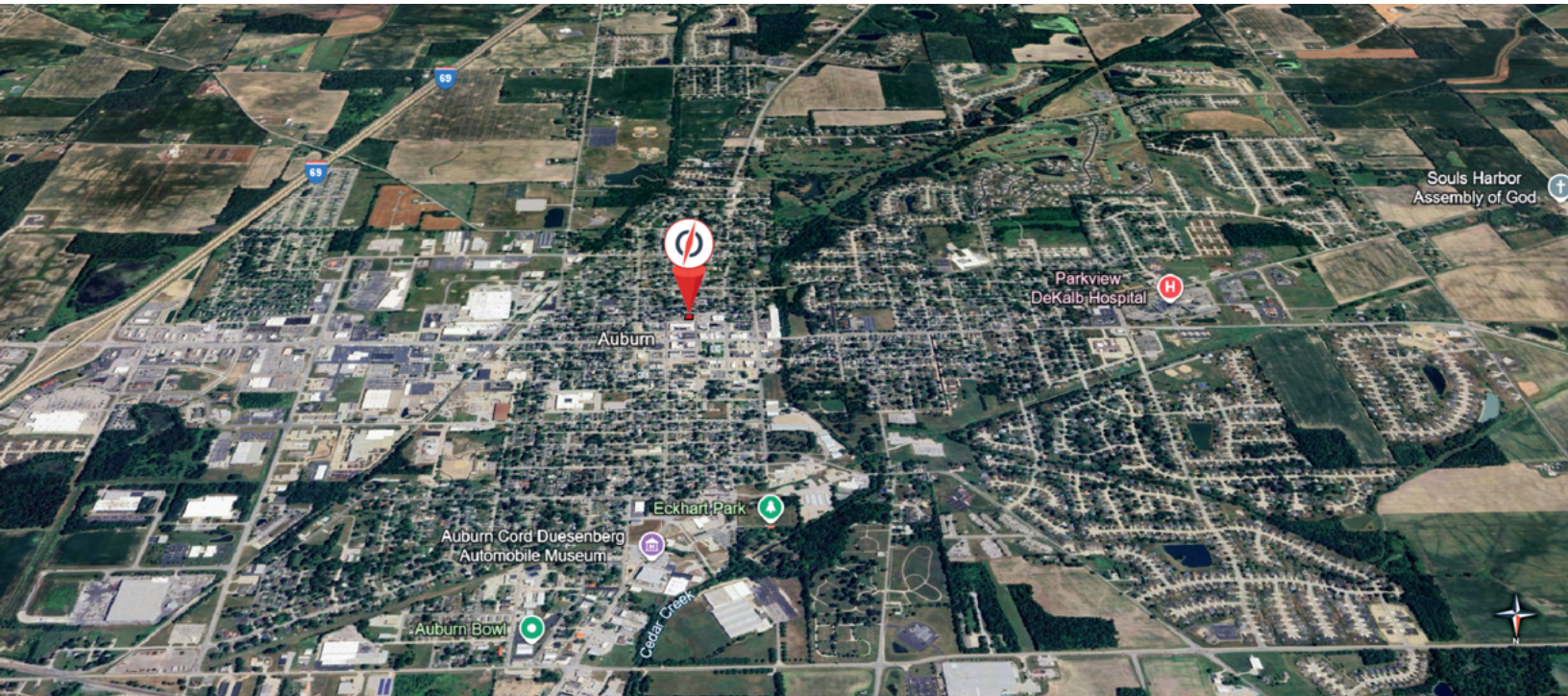
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$550,000
Building Size:	3,840 SF
Lot Size:	0.16 Acres
Price / SF:	\$143.23
Year Built:	1929
Renovated:	2018
Zoning:	DC
Market:	Restaurant
Submarket:	Office

PROPERTY OVERVIEW

Experience a prime opportunity in downtown Auburn, IN! This historic 3,840 SF free-standing building, originally constructed in 1900 and beautifully renovated in 2018, is nestled in the heart of the thriving restaurant district. Zoned DC, this property offers immense potential for retail and free-standing building investors seeking a strategic location with a captivating blend of historical charm and modern amenities. With its rich heritage and strategic positioning, this property presents an unparalleled chance to capitalize on the dynamic growth of the restaurant area.

PROPERTY HIGHLIGHTS

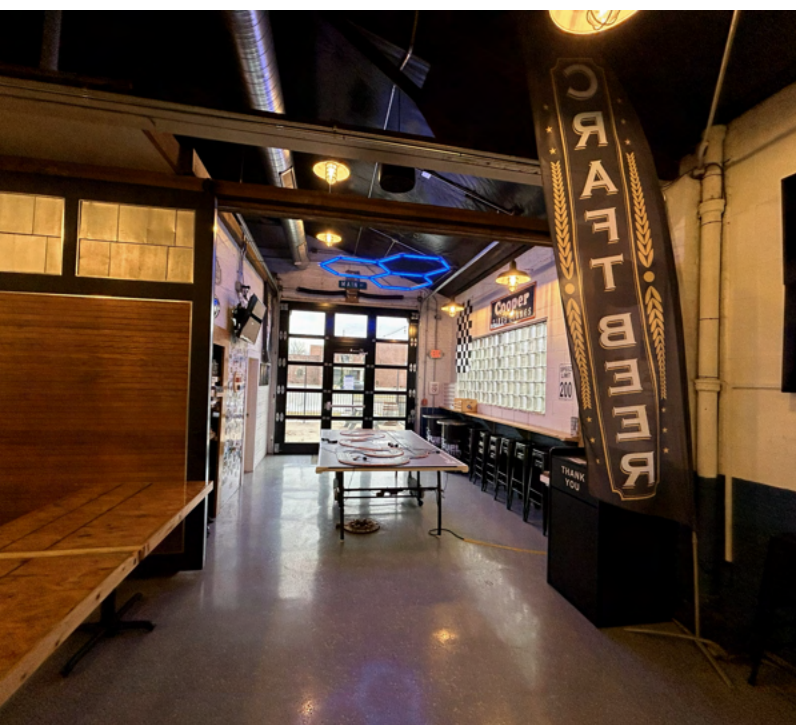
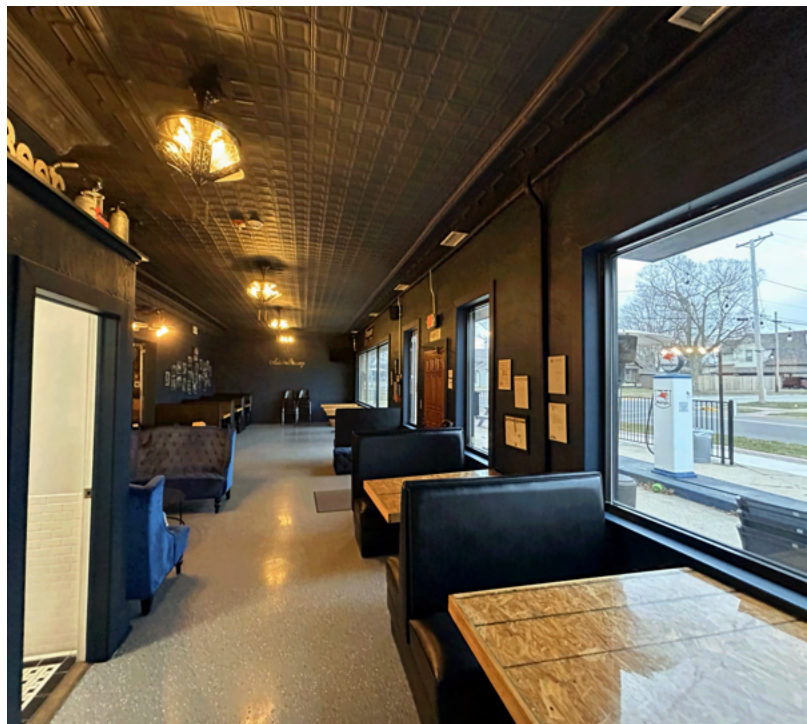
- Former restaurant/brewery with large walk-in cooler ready for a new user
- Large, gated patio in front and rear for outdoor seating and events, there is a brand new free public parking lot and streetscape adjoining the property
- Recent replacement of roof, HVAC, electrical, plumbing (2019-2021) for improved longevity
- Strategically placed downtown on the corner of N. Main St. and W. 4th St.

AUBURN BREWING

309 N Main St, Auburn, IN 46706



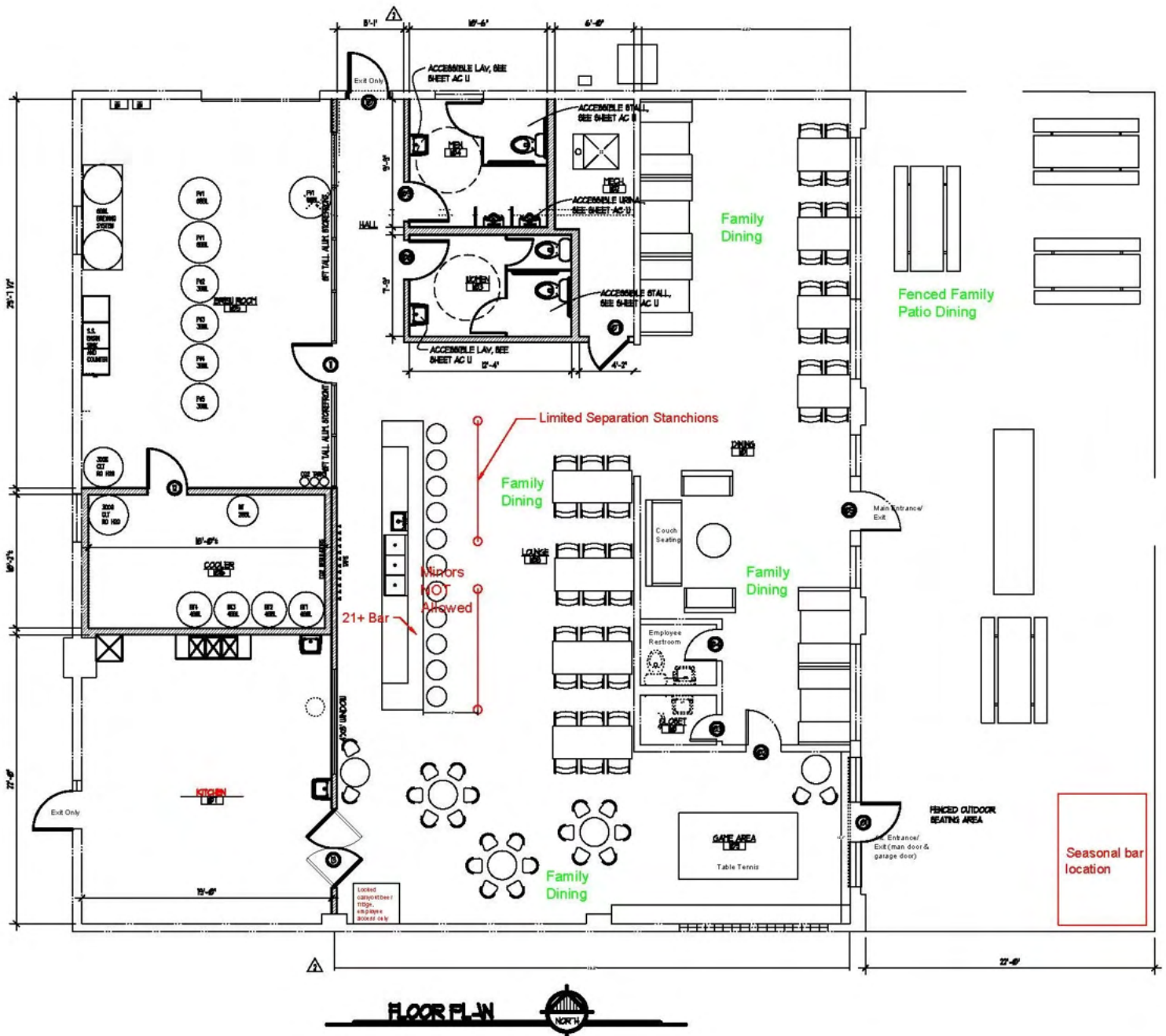
PROPERTY PHOTOS



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FLOOR PLAN



RETAILER MAP



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PROPERTY DETAILS

SALE PRICE		\$550,000	
LOCATION INFORMATION		PROPERTY DETAILS	
Building Name	Auburn Brewing	Property Type	Retail
Street Address	309 N Main St	Property Subtype	Office
City, State, Zip	Auburn, IN 46706	Zoning	DC
County/Township	DeKalb/Union	Lot Size	0.16 Acres
Market	Restaurant	APN#	18-06-29-379-006, 18-06-29-379-013
Submarket	Office	Lot Frontage	66
		Lot Depth	106
		Corner Property	Yes
BUILDING INFORMATION		UTILITIES & AMENITIES	
Building Size	3,840 SF	Central HVAC	Replaced 2019-2022
Price / SF	\$143.23	Utilities Description	City water/sewer
Year Built	1929		All new plumbing/electrical
Last Renovated	2018		
Building Class	A		
Number Of Floors	1		
Free Standing	Yes		
Number Of Buildings	1		
Foundation	Slab		