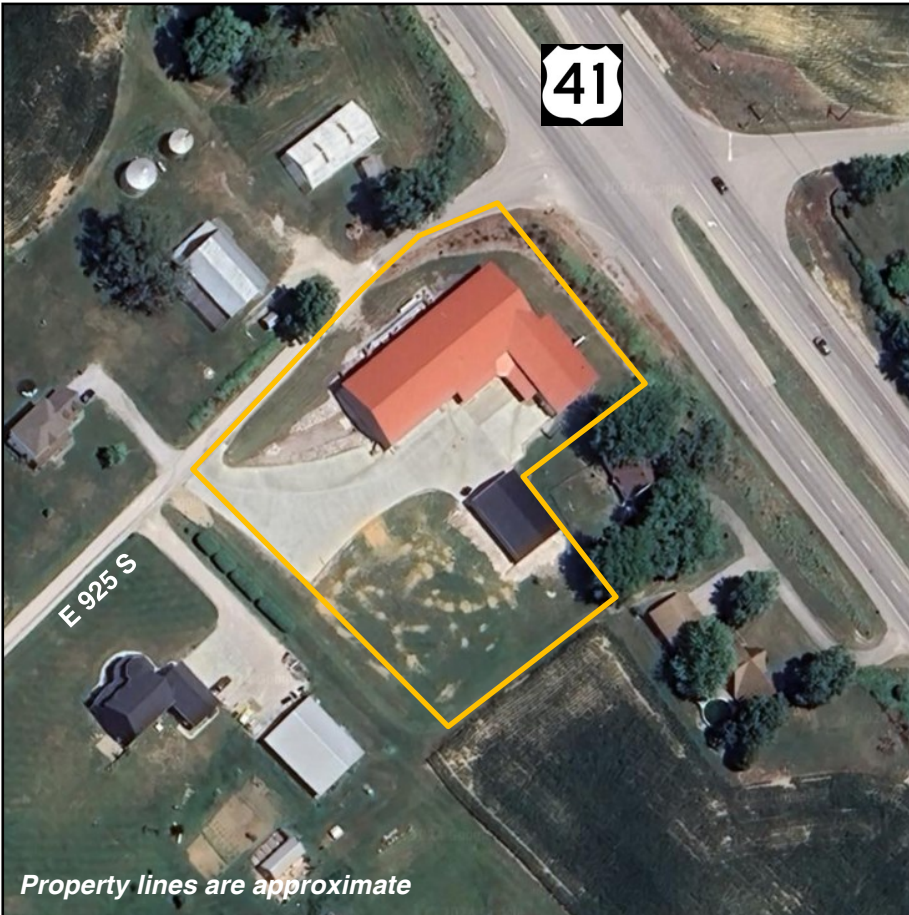


REAL ESTATE & INVENTORY FOR SALE

265 E 925 S, Haubstadt, IN 47639

OFFERING MEMORANDUM



Property lines are approximate



Kyle Bernhardt, Broker

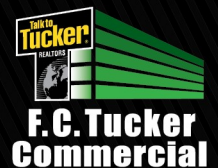
Direct: 812.455.7577

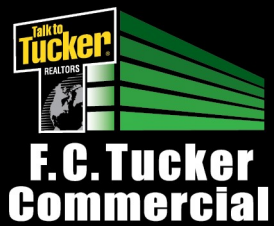
Fax: 812.473.6684



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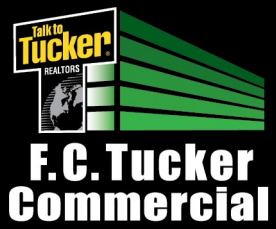
DETAILS

Sale Price	Real Estate Only	\$900,000	Real Estate & Inventory	\$1,800,000
Lot Size	2.11 Acres			
Structures	Retail Building		Storage Building	
	Main Floor	11,960 SF	Main Floor	2,400 SF
	Lower Level	6,600 SF		

Full Metal Armory is available to purchase with real estate and all existing inventory and equipment. The building could be repurposed for general retail if you were not interested in continuing the business operation. The building has numerous updates since the owner purchased in 2020 and has a new pole barn for additional storage or for another potential business.

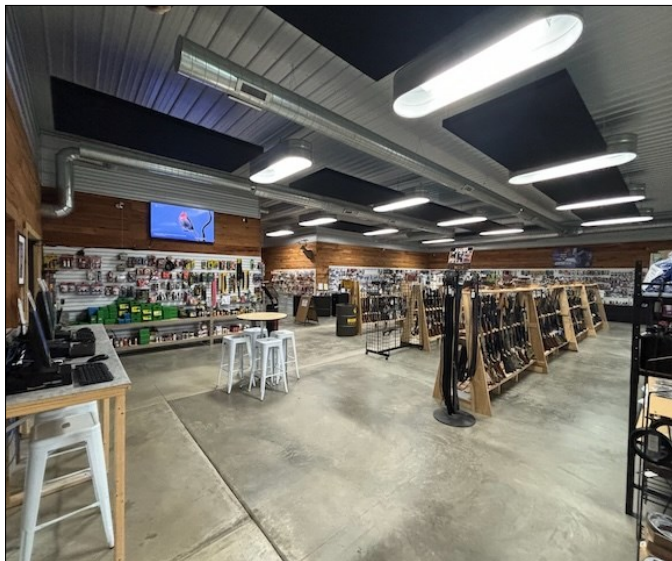
The main building features over 11,000 SF with both retail and a former archery range. The lower level of the main building has a 10-lane shooting range and additional storage. The lower level is accessible by an elevator or stairs. Current operating hours are Monday through Saturday 9 a.m. to 6 p.m. Closed Sunday.

Viewing by appointment only due to continued Business operations. Contact Broker for details.

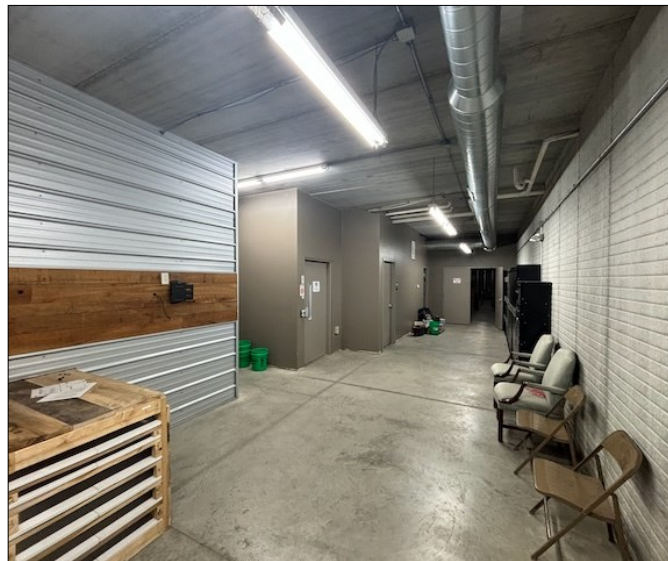


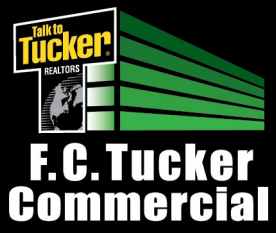
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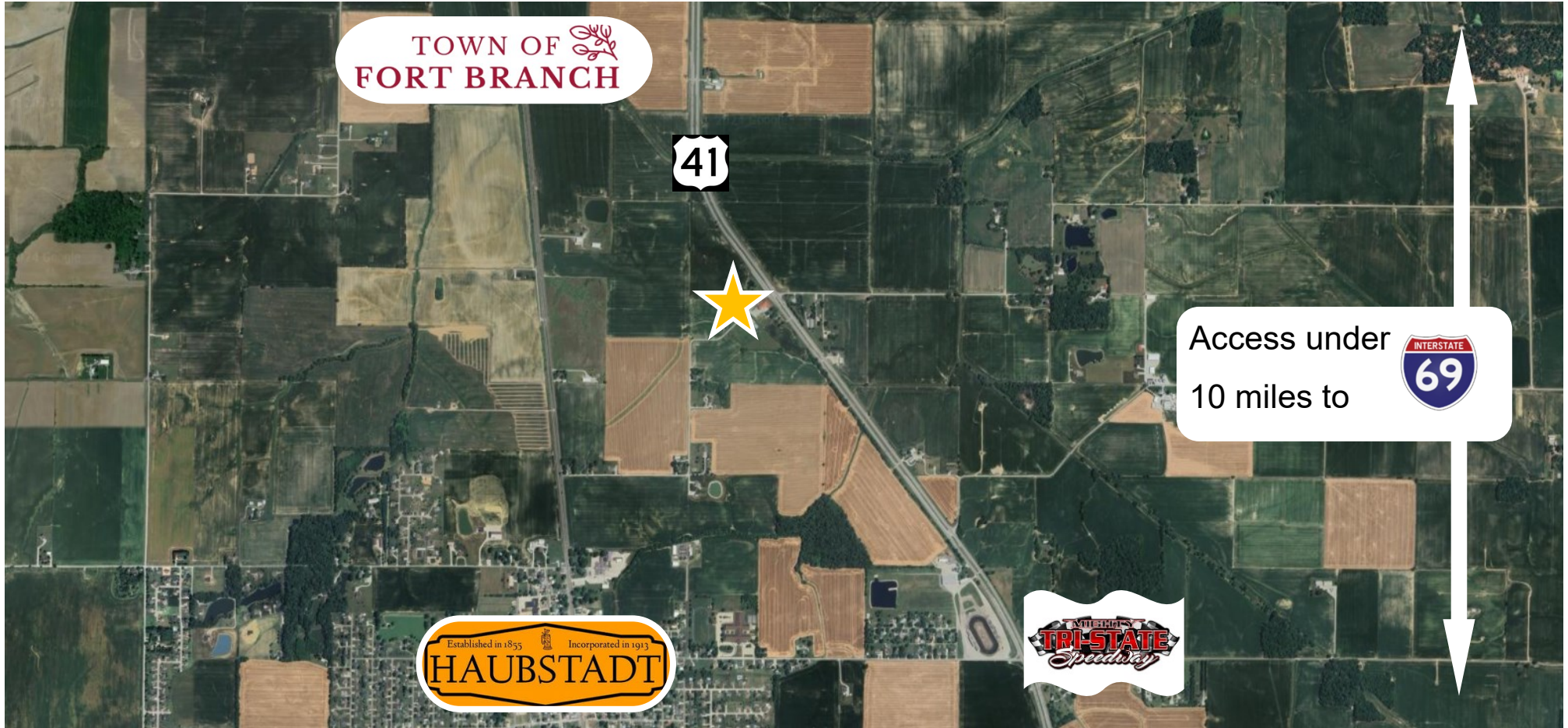
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