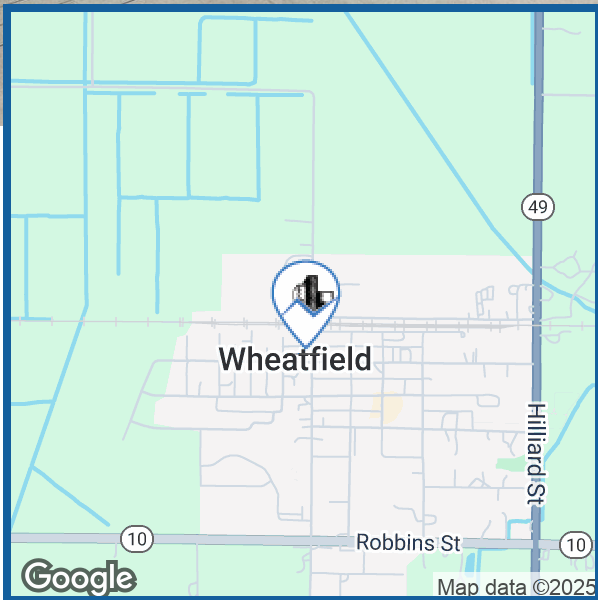


10 N Bierma St

Wheatfield, IN



FOR SALE | \$129,000

PROPERTY HIGHLIGHTS

- Total Square Footage is 5,282
- Taxes 2024 Payable 2025 \$1,514.22
- Located in Downtown Wheatfield, IN
- Taproom Layout
- Large Bar Buildout

FOR MORE INFORMATION

Ryan Peters
219.510.3720
ryan@streetfrontre.com

10 N Bierma St

Wheatfield, IN



OFFERING SUMMARY

Sale Price:	\$129,000
Building Size:	5,282 SF
Lot Size:	0.28 Acres
Price / SF:	\$24.42
Year Built:	1918
Zoning:	Commercial

PROPERTY OVERVIEW

This two-story brick building in downtown Wheatfield features an open-concept taproom layout with tall ceilings, hardwood floors, a large service bar, a kitchen area, a walk-in cooler, and two restrooms. The thoughtful design incorporates a blend of rustic and industrial finishes with exposed ductwork, wood trim, and corrugated metal accents –making it ideal for restaurant, retail, or event use. The upper level offers additional square footage, original woodwork, and large windows, making it ideal for a future office, studio, or residential conversion.

LOCATION OVERVIEW

Located in downtown Wheatfield just off State Road 49, this property is surrounded by local businesses, community amenities, and nearby residential neighborhoods. Its central position within Jasper County provides convenient access to major routes connecting DeMotte, Kankakee Valley, and Rensselaer, offering both local foot traffic and regional accessibility. The property's proximity to Wheatfield Town Park, schools, and essential services enhances its appeal for commercial or mixed-use redevelopment in a growing community.

FOR MORE INFORMATION

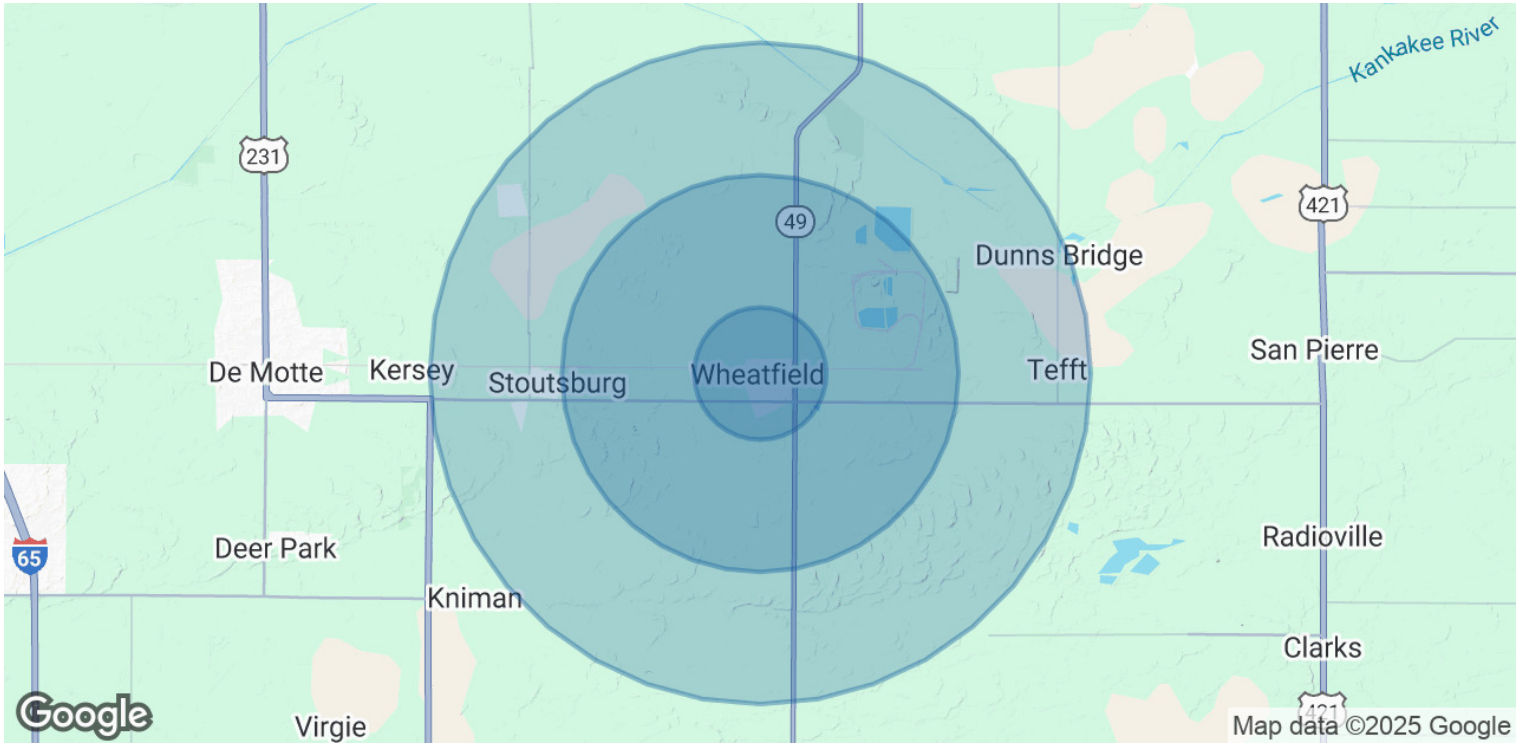
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,049	2,607	7,241
Average Age	37	40	41
Average Age (Male)	36	39	40
Average Age (Female)	38	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	416	1,015	2,760
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$86,185	\$102,886	\$115,427
Average House Value	\$203,741	\$227,937	\$261,350

Demographics data derived from AlphaMap

FOR MORE INFORMATION

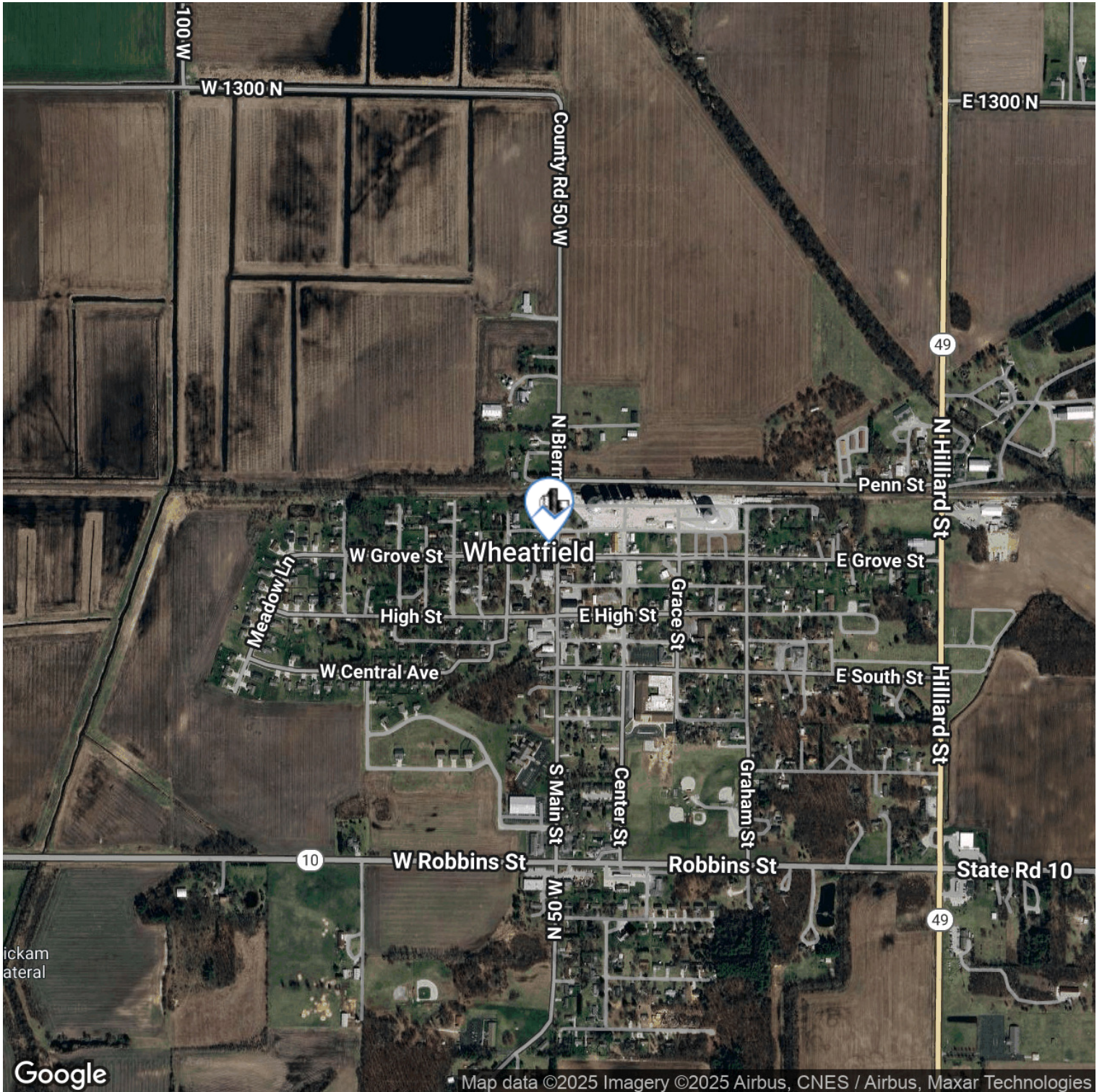
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