

PRICE REDUCED!



OFFERING SUMMARY

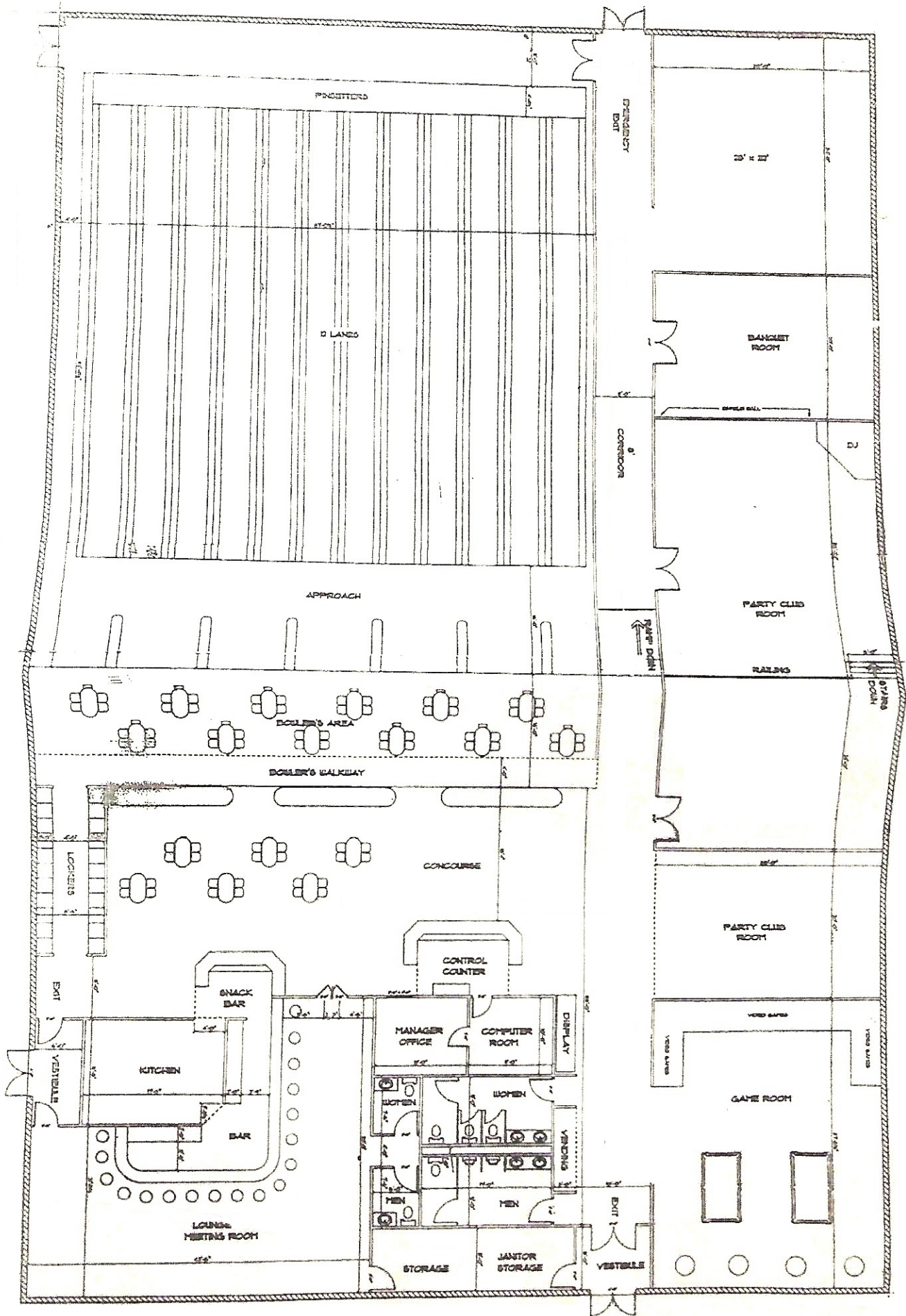
Sale Price:	\$599,000
Price / SF:	\$31.53
Building Size:	19,000 SF
Lot Size:	1.51 Acres
Parking:	88 spaces
2023 Pay 2024 RE Taxes:	\$8,011.45
Year Built:	2009

PROPERTY OVERVIEW

Excellent investment opportunity for a well maintained bowling alley or can be redeveloped into an alternate use. This is a 19,000 SF building currently used as the Wheatfield Lanes. Interior features include: A State of the Art 12 lane bowling alley equipped with a large arcade area, 3 private party rooms, tables/chairs, computer room, manager's office, mechanical/electrical storage closet, men's and women's bathroom, locker area, and eating area. Mackie's Place is the bar within the bowling alley complete with a kitchen, exterior patio. If purchaser continues to use as a bowling alley, a full liquor license is included in purchase.

LOCATION OVERVIEW

Located in Wheatfield, Indiana. I65 South to exit 240 Lowell/Hebron (Route 2) go east 5 miles to U.S. 231 and go south 5 miles to Country Road 1400 N to Country Road 700 W also known as Orchid Street SE to U.S. 231 south (aka Route 10) and go east for 3 miles to Main Street north to Westgate Drive west to building. Property is located 22 miles northeast of Rensselaer, 65 miles north of Lafayette, 90 miles south of Valparaiso, 83 miles south of Merrillville and 124 miles south of Chicago. Near Franciscan Wheatfield Health Center, Three Strands Cafe, Upper Cuts Salon, Edward Jones, United State Post Office, Dollar General, Excel Automotive and Casey's Pizza.



TURNING POINT SURVEYING, INC.

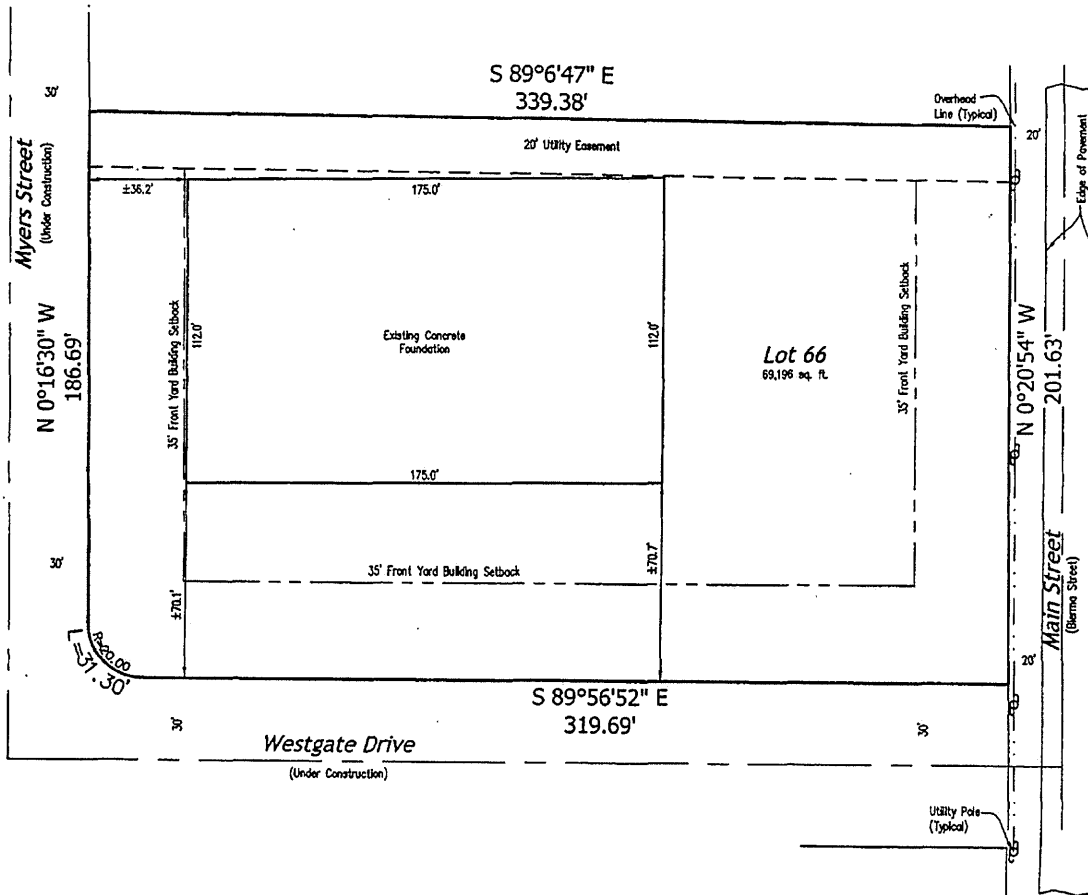
917 SOUTH HALLECK STREET, SUITE C, P.O. BOX 472, DEMOTTE, INDIANA 46310
 PHONE: 219-987-8330 FAX: 219-987-8331

Wheatfield, Indiana

SURVEYOR LOCATION REPORT

CAUTION: THIS REPORT IS INTENDED FOR USE ONLY BY TITLE INSURANCE COMPANIES AND LENDERS, OR OTHER PARTIES SPECIFICALLY NAMED HEREON. THIS REPORT IS NOT A PROPERTY SURVEY AND NO PROPERTY CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THE DATA HEREIN FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.

Legal Description: Lot 66 in Westgate
 Subdivision Phase Two as Shown in PSF
 Recorded 6, page 191 in the Office of the
 Recorder of Jasper County, Indiana.



THIS REPORT IS CERTIFIED ONLY TO THE FOLLOWING:

Myers Construction Co.
Lafayette Bank & Trust

I HEREBY CERTIFY TO THE PARTIES NAMED ABOVE THAT THE REAL ESTATE DESCRIBED HEREIN WAS INSPECTED UNDER MY SUPERVISION ON THE DATE INDICATED AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS REPORT CONFORMS WITH THE REQUIREMENTS CONTAINED IN SECTIONS 27 THROUGH 29 OF 865 IAC 1-12 FOR A SURVEYOR LOCATION REPORT. THE ACCURACY OF ANY FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

KEVIN L. SAYERS-REGISTERED LAND SURVEYOR NO. LS20200022



SCALE: 1 IN. = 40 FT. DRAWN: CGT
 DATE: 12-25-2007 JOB NO.: 280-2007
 REVISED:
 CLIENT: Myers Construction Co.

FLD. BK.: _____ PG. _____ FILE NO.: 787

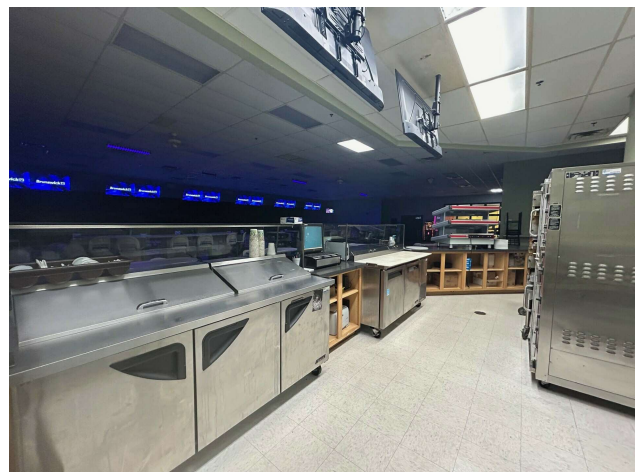
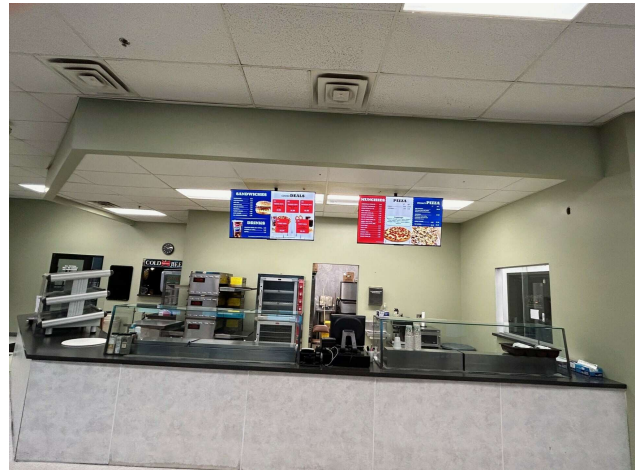
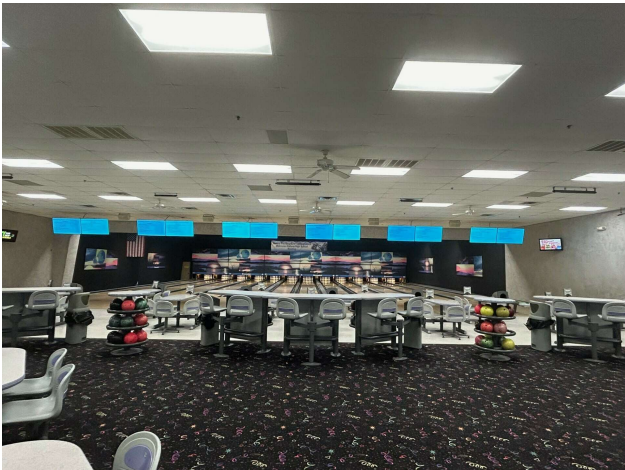
DATE OF FIELD WORK: 12-25-2007



THIS PROPERTY IS LOCATED IN:
 FLOOD ZONE: _____ AS SHOWN
 IN FIRM DATED: _____
 COMMUNITY PANEL NUMBER:
Not Requested or Required

T:\2007\2007 OCT SLR & SD\wp\SLR

BOWLING ALLEY/SNACK BAR



For Information Contact:

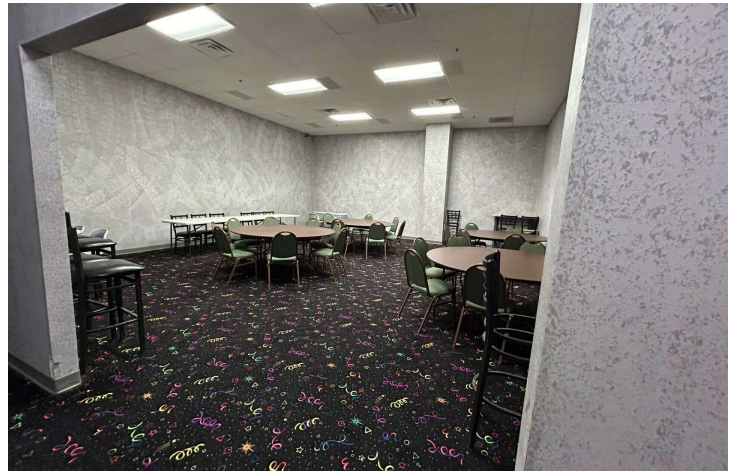
Allen Bartley

219.384.7299

abartley@commercialin-sites.com

COMMERCIAL IN-SITES • 1100 WEST U.S. HIGHWAY 30 • MERRILLVILLE, IN 46410 • 219-795-1100 • www.commercialin-sites.com

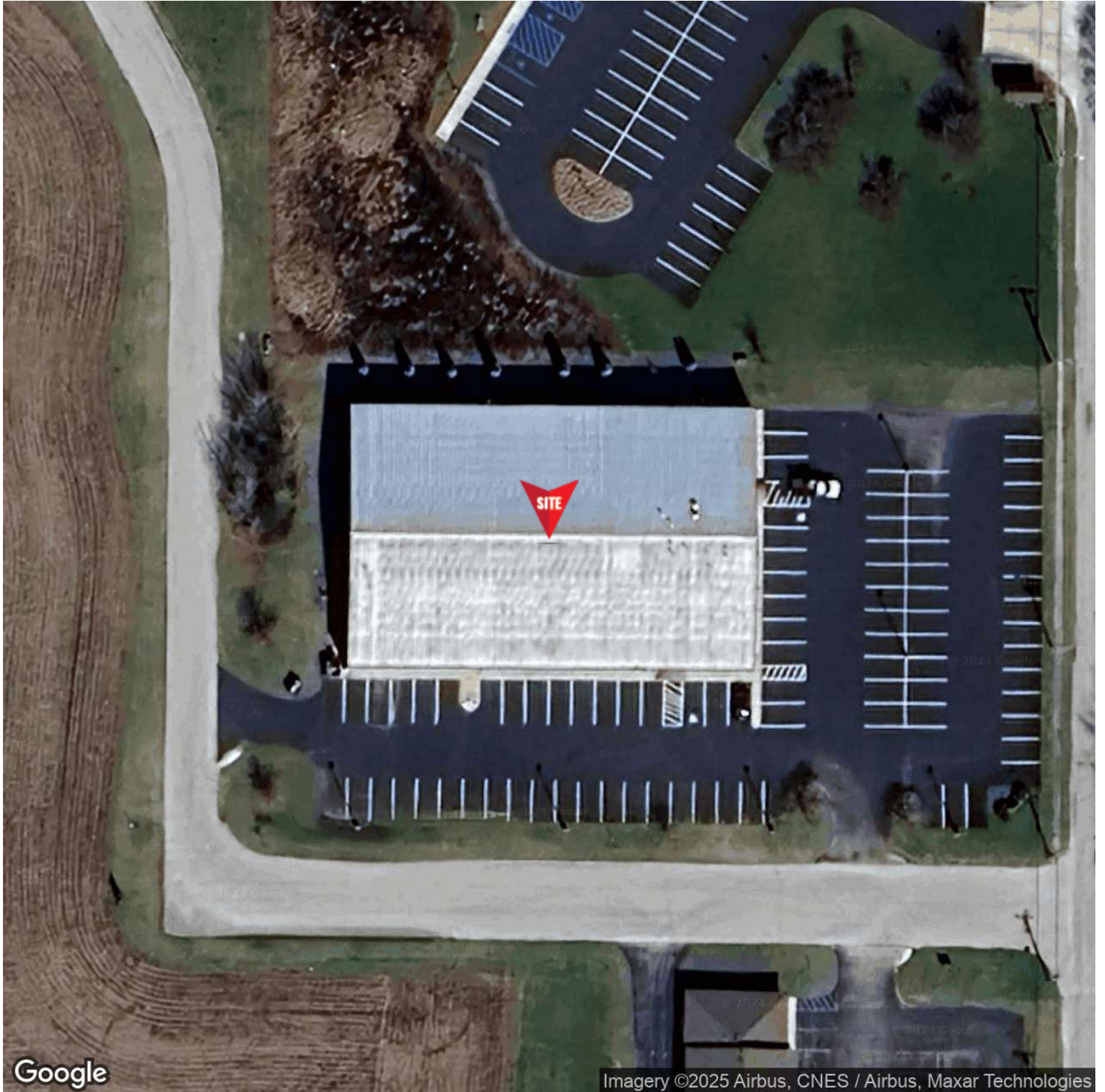
PARTY ROOM/ARCADE



BOWLING ALLEY MECHANICS



LOCATION MAP



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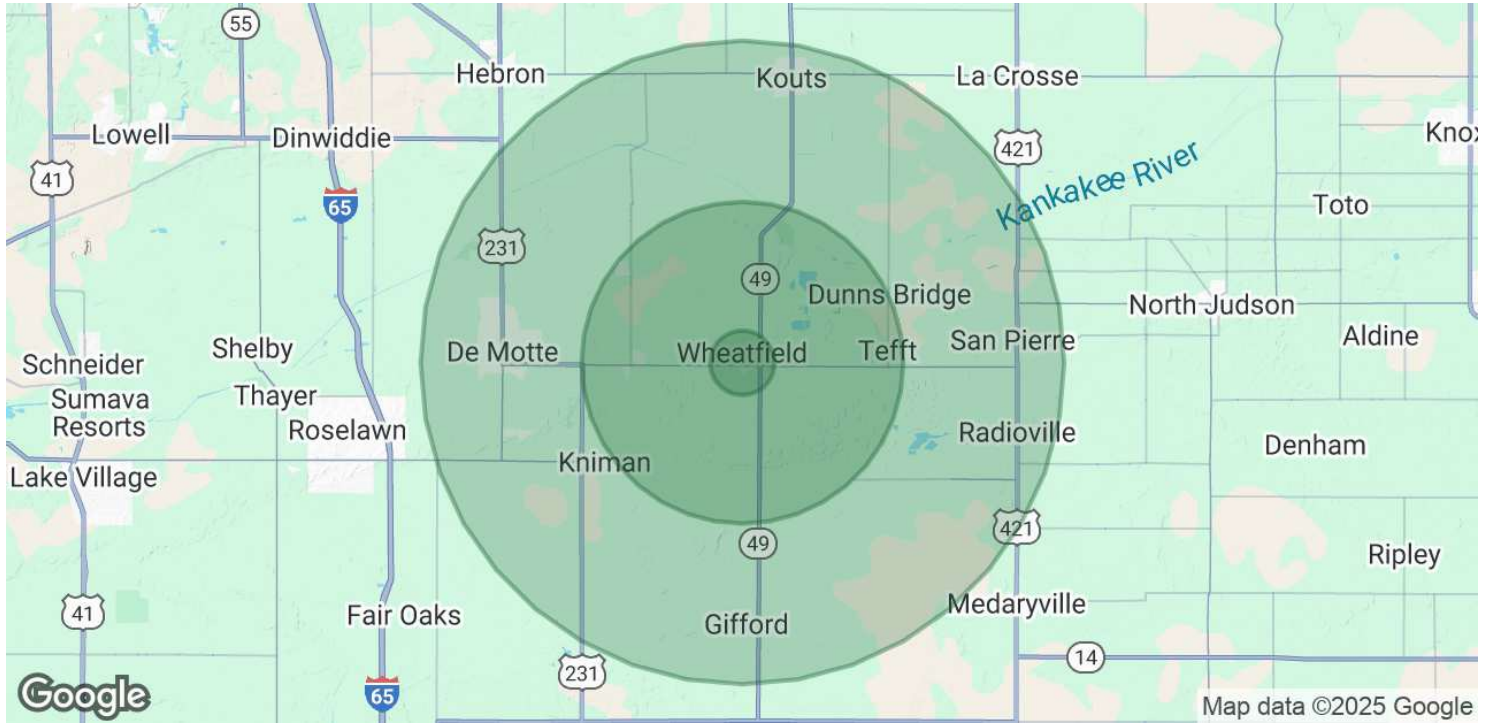
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,082	7,126	23,404
Average Age	37	41	41
Average Age (Male)	36	40	41
Average Age (Female)	38	41	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	429	2,716	8,958
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$86,114	\$115,595	\$103,324
Average House Value	\$203,309	\$260,594	\$268,786

Demographics data derived from AlphaMap