

Former Successful Adams Lake Restaurant



5365 E. 620 S.
Wolcottville, Indiana 46795

Outstanding lake retail opportunity!

Sale includes: utility shed (16'x26'), 2 gas fireplaces, 2 bars, a passenger elevator, upstairs private facility, 1 men's & 1 women's rest room upstairs with the same downstairs plus one employee rest room downstairs, service deck and bar with additional outdoor seating, 24 point security system with 14 camera surveillance, and a Cummins V-8 natural gas generator. Numerous renovations were complete in 2009, 2012, 2018, and 2021.

BUILDING	6,720 SF
ACREAGE	1.39 AC
SALE PRICE	\$885,000

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information

Name	Adams Lake Pub	Parcel Number	44-10-25-100-030.001-010 44-10-25-100-050.000-010
Address	5365 E. 620 S.	Total Building SF	6,720 SF
City, State, Zip	Wolcottville, IN 46795	Acreage	1.39 AC
County	LaGrange	Year Built	2003
Township	Johnson	Zoning	Variance
Parking	Surface	Parking Spaces	Ample

Property Features

Construction Type	Wood frame & stone	Number of Floors	2
Roof	Asphalt	Foundation	Concrete
Lighting	Various	Sprinklers	Yes
Heating	Gas forced air	Restrooms	4
Mechanicals	Stand by generator	Central Air	Yes
Patio	1,700 SF	Signage	Monument
Balcony	260 SF	Other	Utility shed (16' x 26')

Utilities

Electric	Northern Indiana Fuel & Light
Gas	Northern Indiana Fuel & Light
Water/Sewer	Well / municipal

Major Roads

Nearest Highways	SR 3 & SR 9
Distance	Approximately 3 miles

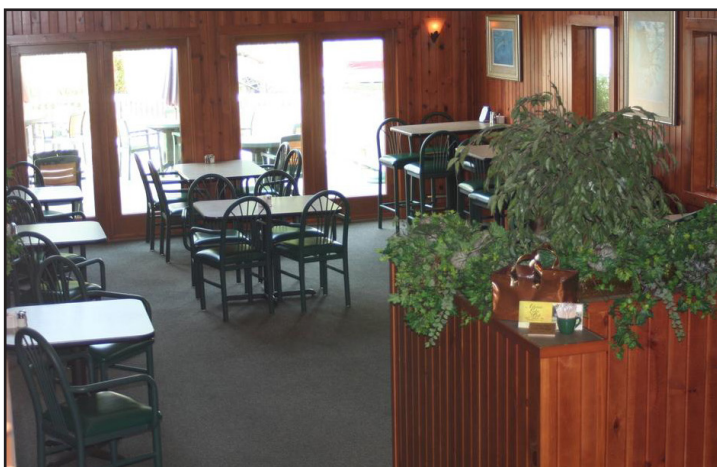
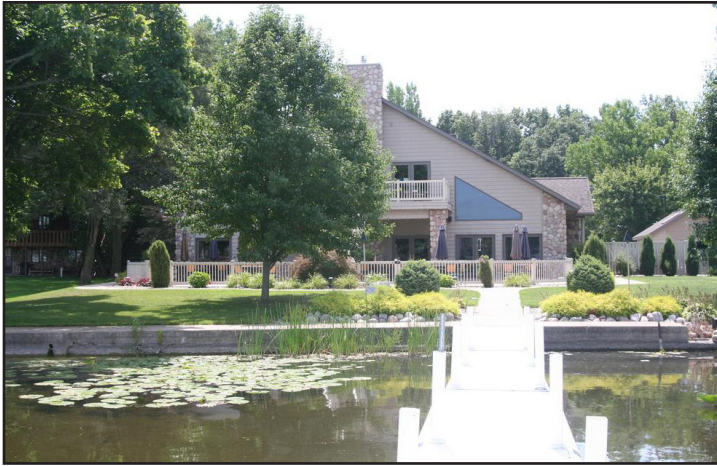
Sales Information

Annual Taxes	\$9,719.86	Sale Price	\$885,0000
Tax Yr./Pay Yr.	2023/2024	Terms	Cash at closing

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Adams Lake

Densely populated with lake cottages, seasonal homes, and recreational enthusiasts, Adams Lake offers boaters, jet skiers, campers, and weekenders a fun, safe environment to enjoy the outdoors. Public and private boat docks are available at numerous locations around the 308-acre lake.



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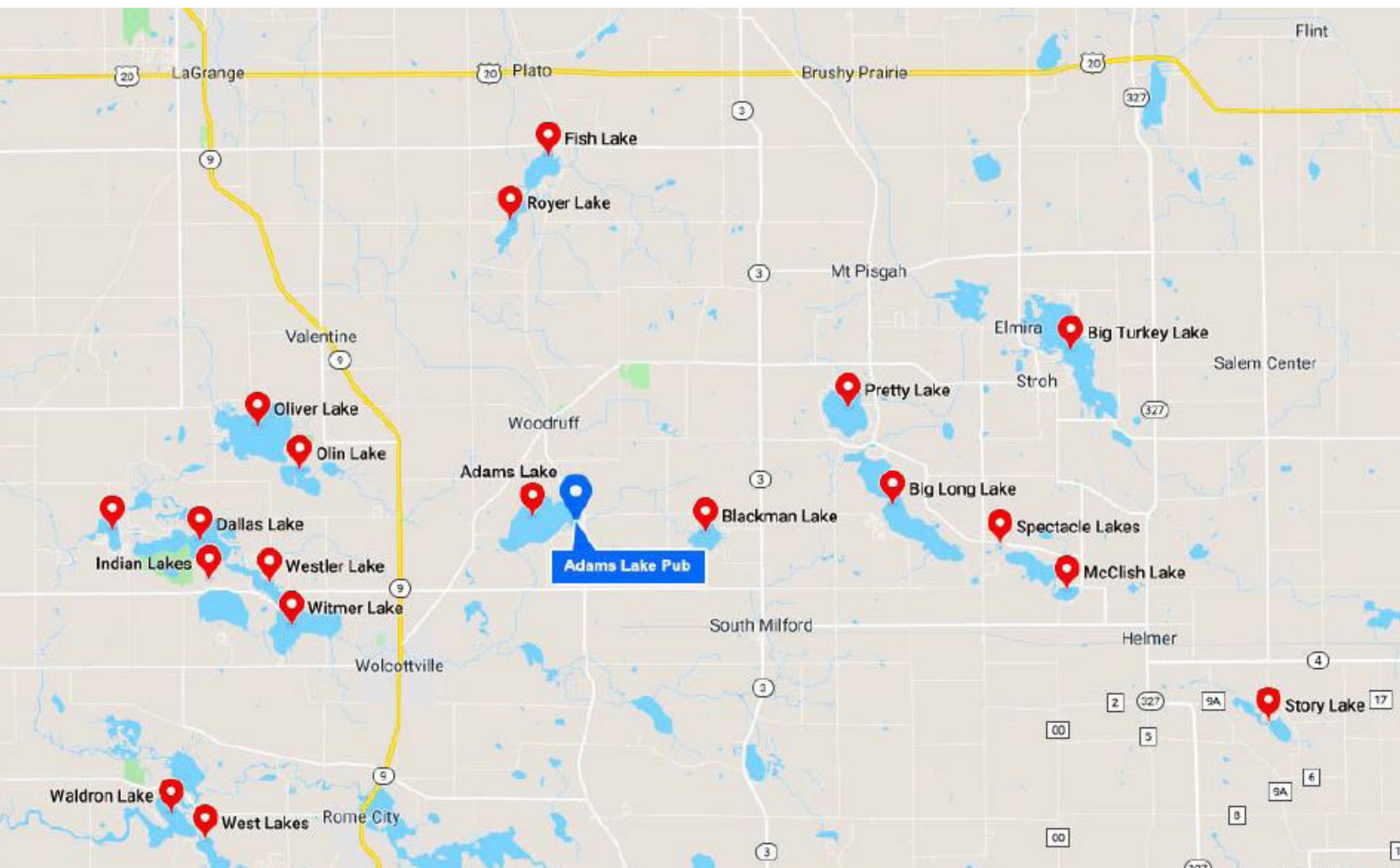
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Wolcottville/LaGrange County Overview

This is a place where the quiet lifestyles of a Mid-Western community and the bustle of small-town America come together in a peaceful co-existence. Close to 32,000 people live in this small rural farming community bordered on the north by Michigan, by Steuben County on the east, Elkhart County on the West, and Noble County to the south.

Aquatic activities are a major pastime for residents and visitors to LaGrange County. The 64 lakes dotting the county offer activities such as water skiing, swimming, boating and fishing. The population increases in the summer months as people from nearby cities travel in search of a relaxing, quiet summer retreat.

Within a 10-mile radius are the following lakes: Atwood, Barr, Big Long, Big Turkey, Blackman, Cree, Dallas, Eve, Hackenburg, Lake of Woods, Latta, Little Turkey, Martin, McClish, Messick, Moore, Nauvoo, Olin, Oliver, Pretty, Spectacle, Spring, Steinbarger, Sylvan, Tamarack, Taylor, Waldron, West, Westler and Witmer.

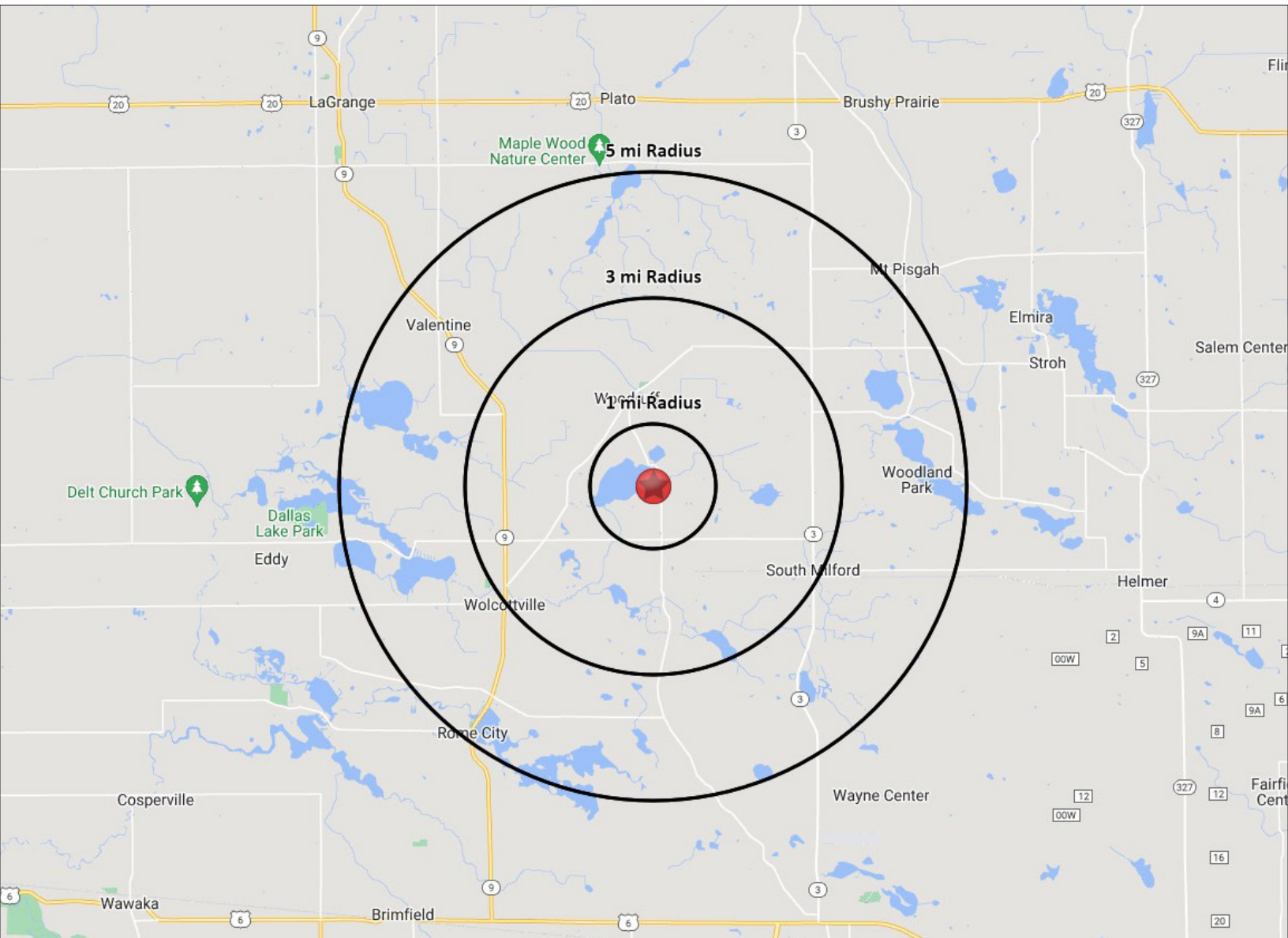


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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	321	1,882	7,571
NUMBER OF HOUSEHOLDS	132	735	2,938
AVERAGE HOUSEHOLD INCOME	\$68,193	\$74,875	\$85,599
MEDIAN HOME VALUE	\$78,124	\$73,664	\$70,951

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