



# FAMILY ENTERTAINMENT CENTER FOR SALE

4747 State Road 46 W.  
Bloomington, IN 47404

**\$1,500,000**



This Mini Golf Course is a fully upgraded, multi-use entertainment property situated on 2.82 acres along the highly traveled State Road 46 corridor. The property features an 8,400 SF, three-level main building, a dedicated mini golf support building, private parking, and a newly installed income-producing digital sign. Certain Spaces are available For Lease contact us for more information.

## Main Building Features

- Main Level: Full-service restaurant
- Basement Level: Open bar space with separate entrance
- Second Level: Updated efficiency apartment (Airbnb-ready with all new furniture) and private office
- Three-way liquor license
- Large commercial refrigerator & freezer/fridge combo

# MINI GOLF & PUTT HUT

- Separate building for club/ball pickup and food service
- Large 2025 addition to the Putt Hut, suitable for expanded concessions or small take-out restaurant use
- New court coatings on mini golf course (2024)
- New sound system throughout course
- Energy-efficient LED lighting across entire property
- New exterior WiFi extenders providing full property coverage
- New outdoor live music stage with electrical
- New outdoor bar



CHRIS COCKERHAM, CPM, GRI - COMMERCIAL MANAGER/BROKER  
F.C. TUCKER/BLOOMINGTON, REALTORS®  
COCKERHAM COMMERCIAL REAL ESTATE & CONSULTING  
487 S. CLARIZZ BLVD. BLOOMINGTON, IN 47401  
DIRECT: (812) 330-7568 - CHRIS@COCKERHAM.US  
WWW.COCKERHAMCOMMERCIAL.COM

# EXTENSIVE PROPERTY UPGRADES

- New roof
- New vinyl siding on all structures
- New deck boards (2023)
- New flooring and floor coatings
- New trims, doors, and paint
- New coated chain-link fencing throughout
- New security camera system across entire property
- Large concrete parking lot
- New concrete sidewalks, ramps, and lighthouse walkway
- Significant electrical and plumbing updates
- New energy-efficient heating & cooling mini-split systems in Putt Hut and efficiency apartment





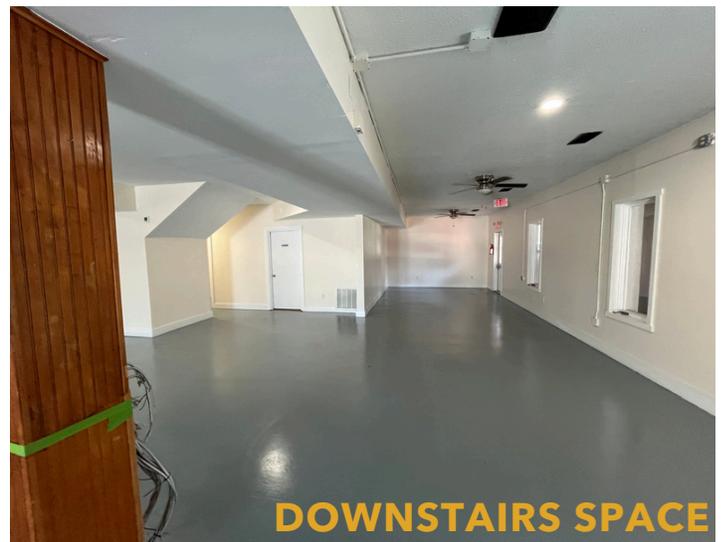
MAIN LEVEL RESTAURANT



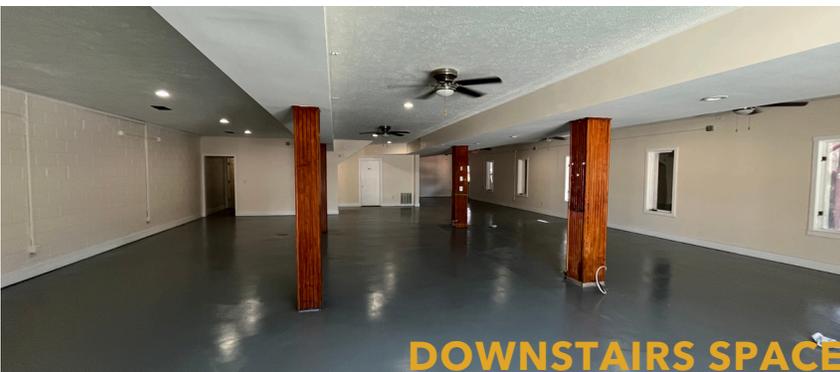
MAIN LEVEL RESTAURANT



Exterior view of the Twisted Tap building.



DOWNSTAIRS SPACE



DOWNSTAIRS SPACE



CHRIS COCKERHAM, CPM, GRI - COMMERCIAL MANAGER/BROKER  
F.C. TUCKER/BLOOMINGTON, REALTORS®  
COCKERHAM COMMERCIAL REAL ESTATE & CONSULTING  
487 S. CLARIZZ BLVD. BLOOMINGTON, IN 47401  
DIRECT: (812) 330-7568 - CHRIS@COCKERHAM.US  
WWW.COCKERHAMCOMMERCIAL.COM

