

**Property Type** COMMERCIAL      **Status** Active      **CDOM** 993      **DOM** 19      **Auction** No

**MLS** 202445652      1300 W Chestnut Street      Union City      IN 47390      **Statu** Active      **LP** \$237,000

**Area** Randolph County      **Parcel ID** 68-02-36-353-093.000-019      **Type** Restaurant/Bar  
**Cross Street**  
**REO** N      **Short Sale** No      **Age** 59

**Legal Description** Lot No 32 Sw 25-18-1 .25 A Lot No 32 Nw 36-18-1 .48 A  
**Directions** US 32 to Union City. Right onto Chestnut. Property is on the left.



**Inside City Limits**      **City Zoning**      **County Zoning**      **Zoning Description**

**Remarks** Prime opportunity to own a piece of local charm! This turn-key restaurant is ready for its next chapter. Since 1963, this restaurant has built a reputation for serving the best chicken in the county, drawing loyal customers from near and far. This property is perfect for an established restaurateur or someone ready to bring a new concept to life. Featuring a quaint dining room, fully equipped kitchen, outdoor seating, a drive-through window, and ample parking all with a high visibility location make this a standout opportunity. Don't miss this gem!

**Agent Remarks** The restaurant, inventory, catering supplies, and everything inside is included with the purchase price. Excluding antiques, memorabilia, and decor, which are negotiable. Owners have the right to retain personal memorabilia and the antique truck.

Sec	Lo	Township	Wayne	Lot Ac/SF/Dim	0.7300	/	31,799	/	x	Src
<b>Year Built</b>	1965	<b>Age</b> 59	<b>New</b> No	<b>Years Established</b>	<b>Exterior</b>	Block	<b>Foundation</b>	Slab		
<b>Const Type</b>	Block			<b>Total # Bldgs</b> 1	<b>Stories</b>	1.0	<b>Total Restrooms</b>	2		
<b>Bldg #1 Total Above Gd SqFt</b>			1,323	<b>Total Below Gd SqFt</b> 0	<b>Story</b>	1	<b>Finished Office SqFt</b>	0		
<b>Bldg #2 Total Above Gd SqFt</b>				<b>Total Below Gd SqFt</b>	<b>Story</b>		<b>Finished Office SqFt</b>			
<b>Bldg #3 Total Above Gd SqFt</b>				<b>Total Below Gd SqFt</b>	<b>Story</b>		<b>Finished Office SqFt</b>			
<b>Location</b>				<b>Fire Protection</b>	City		<b>Fire Doors</b>	No		
<b>Bldg Height</b>				<b>Roof Material</b>	Other		<b>Int Height</b>	8		
<b>Interior Walls</b>	Block, Drywall			<b>Ceiling Height</b>	8		<b>Column Spcg</b>	N/A		
<b>Flooring</b>	Tile			<b>Parking</b>	Lot, Paved, Private		<b>Water</b>	City		
<b>Road Access</b>	City			<b>Equipment</b>	Yes		<b>Well Type</b>			
<b>Currently Lsd</b>	No			<b>Enterprise Zone</b>	No		<b>Sewer</b>	City		
							<b>Fuel /</b>	Gas, Forced Air		
							<b>Heating</b>			
							<b>Cooling</b>	Central Air, Multiple Cooling		
							<b>Burglar Alarm</b>	Yes		
							<b>Channel Frtg</b>			
							<b>Water Frtg</b>			

**SALE INCLUDES** Building, Business, Furniture, Inventory

**INTERNAL ROOMS** Kitchen

**SPECIAL FEATURES** Public Restrooms, Ansel System, Refrigeration/Freezer

**PROPERTY USE** Bus. Included w/Property

**Water Access**

**Water Name**

**Lake Type**

**Water Features**

**Auction** No      **Auctioneer Name**

**Auctioneer License #**

**Occupancy**

**Owner Name**

**Financing:** Existing None

**Proposed** Cash, Conventional

**Excluded Party** None

**Annual Taxes** \$1,476.5      **Exemption**

**Year Taxes Payable** 2024

**Assessed Value \$**

**Is Owner/Seller a Real Estate Licensee** No

**Possession** DOC

**List Office** Tarter Realty Auction and Appraisal Company - Office:

**List Agent** Jammie Michael - Cell: 765-546-1414

**Agent ID** RB19001634

**Agent E-mail** jammie.michael@teamtarter.com

**Co-List Office**

**Co-List Agent**

**Showing Instr**

**List Date** 11/27/2024      **Exp Date** 11/28/2025      **Publish to Internet** Yes      **Show Addr to Public** Yes      **Allow AVM** Yes      **Show Comments** Yes

**IDX Include** Y      **Contract Type** Exclusive Right to Sell

**Special Listing Cond.** None

**Seller Concessions Offer Y/N**

**Seller Concession Amount \$**

**Virtual Tour** Unbranded Virtual Tour

**Type of Sale**

**Pending Date**

**Closing Date**

**Selling Price**

**How Sold**

**CDOM** 993

**Total Concessions Paid**

**Sold/Concession Remarks**

**Sell Office**

**Sell Agent**

**Sell Team**

**Co-Sell Office**

**Co-Selling Agent**

**Presented by:** Jammie Michael - Cell: 765-546-1414 / Tarter Realty Auction and Appraisal Company - Office: 765-595-8155

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MLS # 202445652 (Active

) List Price: \$237,000

1300 W Chestnut Street

Union City

IN 47390



**TYPE** Restaurant/Bar  
**BSMT/FNDN** Slab  
**APX TOTAL AG SQFT** 1,323  
**APX YEAR BUILT** 1965  
**SALE INCLUDES** Building, Business, Furniture,  
**ASSESSED VALUE**  
**ANNUAL TAXES** \$1,476.50

**AREA** Randolph County  
**LOCATION** City  
**SUBDIVISION** Other  
**TOWNSHIP** Wayne  
**PARCEL #** 68-02-36-353-093.000-019

**Seller Concessions Offer Y/N**  
**Seller Concession Amount \$**

**GROSS MONTHLY RENT**  
**GROSS MONTHLY EXPENSES**

**CURRENTLY LEASED** No  
**LEASE AVAILABLE**  
**LEASE TERM REMAINING** N/A

**LEGAL DESCRIPTION**

**PUBLIC UTILITIES**

**OCCUPANCY**

**EXTERIOR** Block

**ROOF** Other

**FLOORING** Tile

**BASEMENT** No

**LOT DIMENSIONS** x

**# ACRES** 0.7300

**FLOOD ZONE** No

**WATER FRONTAGE**

**WATERFRONT** N

**LAKE TYPE**

**SEWER** City

**SPECIAL FEATURES** Public Restrooms, Ansel System, Refrigeration/Freezer

**# PARKING SPC**

**# RESTROOMS** 2

**CEILING HEIGHT** 8

**INTERIOR WALLS** Block, Drywall

**HEAT/FUEL** Gas, Forced Air

**COOLING** Central Air, Multiple Cooling Units

**WATER UTILITY** City

**WATER HEATER** Yes

**FIRE PROTECTION** City

**PARKING** Lot, Paved, Private

**INTERNAL ROOMS** Kitchen

**PROPERTY USE** Bus. Included w/Property

**PRESENT USE** Restaurant

**EXISTING FINANCING** None

**PROPOSED FINANCING** Cash, Conventional

**DOCUMENTS AVAILABLE** LBP Form

**FENCE** None

	<b>Building 1</b>	<b>Building 2</b>	<b>Building 3</b>
Above Grd SqFt	1,323		
Below Grd SqFt	0		
Fin Office SqFt	0		
Story	1		

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