

List Price \$449,900
MLS # 202414097
Original MLS #
Status Active
DOM 0
Type Restaurant/Bar
Lot Dim Rectangular
Lot Sz Acr 0.1100
Lot Sz SqFt 4,792
Ttl AG SqFt 6,404

124 Main Street Vincennes IN 47591



UTILITIES
PUBLIC UTILITIES Electric Hook-Up, Gas Hook-Up, Mun. Sewer Hook-Up, Mun. Water Hook-Up, Storm Sewer
WATER UTILITY City

BUILDING INFO
Construction Type 1 Brick/Wood
Construction Type 2
Number of Buildings 1
Stories 4.0
Year Built 1890
Years Established 7

DETAILS
BASEMENT/FOUNDATION Full Basement
HEATING/FUEL Gas, Forced Air, Multiple Heating Systems
COOLING Central Air, Multiple Cooling Units
EXTERIOR Brick, Wood
SALE INCLUDES Building, Business, Land, License Included
FIRE PROTECTION City
ROOF MATERIAL Metal, Rubber
INTERIOR WALLS Block, Drywall
FLOORING Laminate, Wood
PARKING Public
INTERNAL ROOMS Kitchen, Office, Storage, Workroom, Other
SPECIAL FEATURES 440 Volts, Alley, Basement, Display Window(s), Office Space, Public Restrooms, Cable, Refrigeration/Freezer
PROPERTY USE Investment Property, Bus. Included w/Property

Remarks Here is your chance to own one of the best locations in downtown Vincennes! Located on Indiana's first main street, this building has a lot of potential. The sale of this property includes the Vincennes Brewing Company, the only licensed Indiana small brewery within 50 miles. The sale would include all Brewing equipment, Bar Equipment, Walk in Cooler in the basement, Tap system, Refrigerators, Water Filtration system, and Fixtures. VBC currently is a functioning business and will remain open while this building is being offered for sale. There is another functioning hair salon on a month to month lease that is added rental income to your day to day operations. This property has a

Area Knox County
Township Vincennes

Parcel# ID 42-12-21-201-033.000-022
Zoning
Zoning Desc

Year Taxes Payable '23 Pay '24 **Annual Taxes** \$3,213.06

Exemptions No Exemptions

Docks
Prkg Spcs
Building Hgt
Ceiling Hgt 14
Interior Hgt 12
Equipment Y
Fire Doors Y
Burglar Alarm N
Column Spcg 20

Sq Ft Source
Year Built 1890
SubType Restaurant/Bar
Basement Y/N Yes
Lighted Intrsectn Y
Lighted Parking Y
Parking Type Street
Security Gate Y
Security Light Y

SHOWING INSTRUCTIONS
DOCUMENTS AVAILABLE LBP Form
PROPOSED FINANCING Cash, Conventional
Possession STTR
Showing Instructions Call Listing Agent, 812-890-1827, for appointment. See Agent Remarks
Directions to Property Just off Corner of 2nd St and Main St. in Vincennes

BUILDING	AG SQFT	BG SQFT	FIN OFFICE S...	STORY
Bldg 1	6,404	3,698	200	4
Bldg 2				
Bldg 3				

SOLD INFO
Pending Date
Contingency Type
SO
SA
Closing Date
Selling Price
Total Concessions Paid
How Sold

Agent Remarks Showings to be when VBC is not during peak hours. Will need advance notice, as there are 2 functioning businesses in this location. List agent to be present at all showings due to the different areas of access.

Listing Office Info
 KLEIN RLTY&AUCTION, INC.
 Office: 812-882-2202
 fax: 812-882-8777

List Date 4/25/2024 **Status Date** 4/25/2024 **Pending Date**
Buyer Broker Comp 3% **Variable Rate** No

Indiana Regional MLS
 Tyler Simmons
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