

Restaurant for Sale

Sugar Bowl Restaurant | 402 W. US Hwy. 20  
Michigan City, Indiana 46360

**NAI**Cressy  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**Restaurant Building is Part of a Portfolio | Owner Willing to Sell Business and Liquor License**



## Snapshot

Building Size:	3,955 SF
Land:	2.3 Acres
Zoning:	B2
Parking:	Ample parking, 45,700 SF
Signage:	Pylon Signage
Utilities:	Municipal water and sewer
List Price:	\$1,125,000 Neighboring lot and industrial building is also available. Contact Broker for details.

## Property Details

NAI Cressy is pleased to have the exclusive listing of a portfolio of two properties. The first is 402 W. US Hwy. 20. Sugar Bowl Restaurant is approximately 4,000 SF and sits on 2.3 acres in growing Michigan City. With pristine beaches and close to the Indiana Dunes and the south shore of Lake Michigan, Michigan City has it all. The restaurant has a vast history, establishing loyal customers. It can seat 100 customers, has a reception counter, private dining area for conferences or small parties, full kitchen, storage room, and restrooms. The owner is willing to sell the business and a two-way liquor license.

- Excellent location & a few minutes from busy Franklin Street in Michigan City with a traffic count of over 19,000 vehicles daily.
- The property is located on Highway 20, a part of the United States Numbered Highway System that runs for 3,365 miles from Newport, Oregon to Boston, Massachusetts.
- Zoned B-2 General Commercial District which allows uses such as restaurant, retail, and hotel.
- Limited competition.
- Ample parking - 45,700 SF of paved parking.
- Part of a portfolio that adds extra acres for property development.
- Adjacent to Dunes Plaza Shopping Mall with long-standing tenants such as Pet Smart, TJ Maxx, Dollar General, Ross, and Five Below.
- Municipal water and sewer.

The second property in the portfolio is adjacent 332 W. US Hwy. 20 an industrial building that sits on 2.03 acres with excess land. The properties can be sold separately or together.

[VIEW PROPERTY ONLINE](#)

[VIEW PROPERTY VIDEO](#)

4100 Edison Lakes Parkway, Suite 350  
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Global Brokerage Division of Cressy Commercial Real Estate

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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.

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**Property Photos and Aerial of Both Available Properties**



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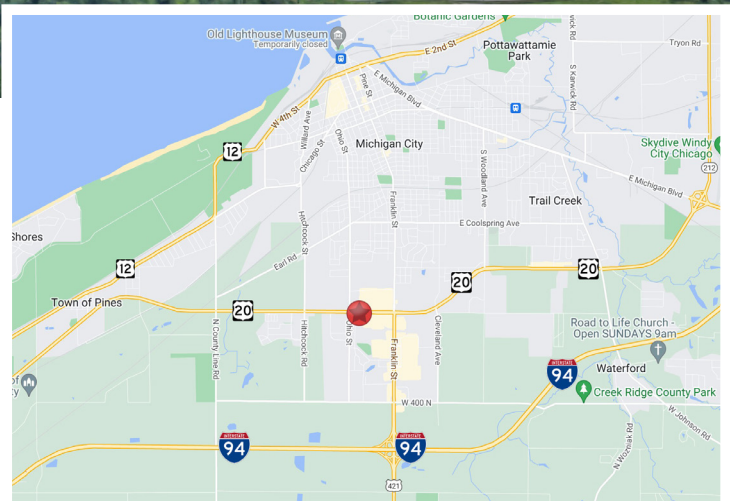
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Located in Fast-Growing Michigan City



## Location

This building is conveniently located on E. Michigan Blvd. (US 20) in Michigan City, IN with an average daily traffic count of over 13,000 vehicles per day, providing easy access to Michigan City's waterfront and beaches, the City of LaPorte and the small beach towns along the coast of Lake Michigan. The property is surrounded by local and national retailers, commercial businesses and residential neighborhoods. It is only .5 mile from US 421 and busy Franklin St. into downtown Michigan City, and only 2 miles from I-94.



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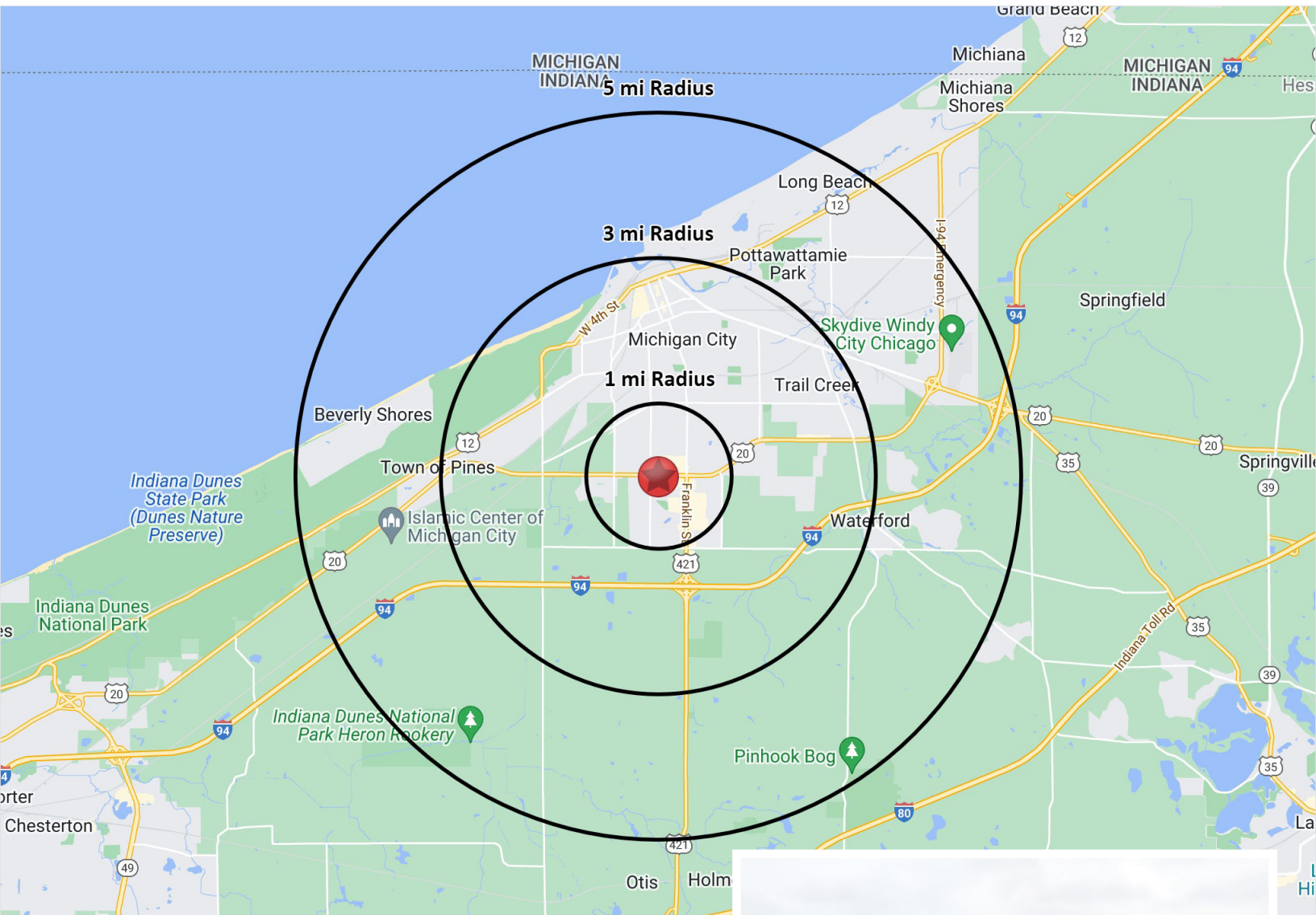
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**Convenient Access to Major State Roads and Interstates**



2022 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,380	31,206	42,782
NUMBER OF HOUSEHOLDS	1,864	12,382	17,256
AVERAGE HOUSEHOLD INCOME	\$49,370	\$56,205	\$69,833
MEDIAN HOME VALUE	\$136,059	\$138,249	\$176,068



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