

Restaurant Building for Sale

55581 Ash Road

Osceola, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Great Redevelopment Opportunity in a Growing Retail Area



Snapshot

Building Size:	3,375 SF
Land Size:	.66 Acre
Zoned:	Business
Utilities:	Well and Septic
Sale Price:	\$425,000

Property Details

3,375 SF restaurant building on 0.66 acres. The property is fully leased for use as a bar with an annually renewable NNN lease term by the landlord and tenant and can be purchased with lease in place with over \$27,000 in annual net income. The property is on well and septic.

2017 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	2017 DAILY TRAFFIC COUNTS (INDOT)
POPULATION	4,280	30,485	78,656	• 12,988 on Old US 20 • 10,085 on Ash Road, North of Property • 14,726 on Ash Road, South of Property
NUMBER OF HOUSEHOLDS	1,565	11,332	29,327	
MEDIAN HOUSEHOLD INCOME	\$69,922	\$64,093	\$58,995	

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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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NAI Cressy

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Excellent Location Near the Busy Intersection of Ash Rd and US Business 20



Location

This property is adjacent to Walmart Super Center, Taco Bell, Subway and BP Gas. It is located near the recently improved intersection of McKinley Highway and Ash Road, each is a major traffic corridor for commuters and residents. Excellent opportunity for redevelopment.



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