

## Lindos Restaurant

**Directions** I94 to Hwy 421 Exit, Franklin St., South to site just after crossing Hwy.20.

**Marketing Remark** One of Michigan Citys LANDMARK FAMILY RESTAURANTS IS for sale due to the pending retirement of the owner. The restaurant under went a total remodeling in 2007. The building is 5703sq.ft. single story and seats approx. 150 people. There are two dining areas one having a cozy fireplace and could be use as private party room. The purchase price includes the real estate, kitchen equipment, furnishings and a 2W liquor license. Also included is an metal storage building approx. 30'x40'. The site is in a 24hr. high traffic area an is approx, 1mi. from the intersection of I94/Hwy.421. It is located close to several big box stores, motels, churches and across the street is a large indoor mall. The restaurant is on the in-bound side and on the gateway to Lake Michigan Beaches. outlet mall and Casino. It is estimated that over 8 million people visit Michigan City in a given year.

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### General Information

<b>Legal Description 1</b>	W SD MID PT s 1/2 sw 1/4 s4 t37 r4 1.52 A	<b>Legal Description 2</b>	13-05-04-351-010 464'x15 FT CMG 495' FT S MW COR SW 1/4 S4 T37 R4 .16 A
<b>Township</b>	Coolspring	<b>Zoning</b>	COMM
<b>Lot Dimensions</b>	0x0	<b>Floors</b>	Concrete
<b>Number of Stories</b>	1	<b>Possession</b>	NEGO.
<b>Agent Owned/Interest</b>	No	<b>Earnest Money Dep</b>	\$25000
<b>Electronic Key Box</b>	No		

## Financial Data

**Taxes** 7195 (2005 pay 2006)

## Property Amenities

<b>Air Cond/Ventalation</b>	Central Air, Exhaust Fan(s)	<b>Amenities</b>	Liquor License (2Way), Exterior Lighting
<b>Backup Information</b>	Aerial Map, Legal Description, Tax Bill, Title Reports	<b>Ceiling Type</b>	Acoustical
<b>Bldg. Construction</b>	Block, Brick, Concrete	<b>Current Use</b>	Restaurant/Food Serv
<b>Docks</b>	None	<b>Electrical Service</b>	Other
<b>Bldg. Exterior</b>	Block, Brick	<b>Floor Finish</b>	Carpet, Tile
<b>Foundation</b>	Other	<b>Fire Protect</b>	Other
<b>Frontage Access</b>	US Highway, City Street, Public Road, Signal Intersection	<b>Heat Ventilation</b>	Forced Air, Gas Heat
<b>Information</b>	48 Hr Notice Req, LAG Must Accompany, Confidentiality Req	<b>Location</b>	Business District, Mixed Use, Public Transport, Free Standing

<b>Misc. Inside</b>	Meeting Room, Public Restrooms	<b>Misc. Outside</b>	Security Lighting
<b>Parking</b>	Common Parking, Covered Parking, Lighted Parking, Paved Parking	<b>Potential Use</b>	Retail-Mixed Use, Retail-Stand Alone, Conditional Use, Office, Church, Restaurant/Food Serv, Tavern/Bar/Lounge, Hall, Entertainment, Medical Office, Convenience Store, Liq. Lic. Available
<b>Roof Coverings</b>	Other	<b>Roof Structure</b>	Flat
<b>Rail Availability</b>	None	<b>Terms</b>	Cash, Conventional, Lease/Purchase, Other
<b>Tenant Pays</b>	Other	<b>Utilities</b>	On
<b>Utilities</b>	Electricity on Site, Gas on Site, San. Sewer on Site, Water on Site		

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