

FOR SALE  RESTAURANT/BAR

1635 N. College Ave.

Bloomington, IN



**TUCKER COMMERCIAL**  
BLOOMINGTON



### Property Highlights

- +/-10,000 SF for Sale \$750,000 (Building Only)
- Features open restaurant, booths and tables, interior working fireplace, buffet, full kitchen, full bar, 60+ parking spaces & wood accents to give the interior the feel of a Colorado lodge
- Building on land lease, land not included in sale
- Available for sale in addition to listing price:
  - ◆ \$225,000 3-Way liquor license
  - ◆ \$150,000 ALL kitchen/restaurant equipment/supplies

**Chris Cockerham, CPM, GRI**  
**Commercial Manager/Broker**  
*F.C. Tucker/Bloomington, REALTORS®*

487 S. Clarizz Blvd.  
Bloomington, IN. 47401  
Direct: 812-330-7568  
Fax: 812-333-7740

Email: [chris@cockerham.us](mailto:chris@cockerham.us)  
**[www.cockerhamcommercial.com](http://www.cockerhamcommercial.com)**

1635 N. College Ave.

Bloomington, IN



### Location Highlights

- Less than one mile from Memorial Stadium
- Near Indiana University
- Adjacent to high traffic street
- Excellent visibility
- Adjacent Miller Showers Park



**Chris Cockerham, CPM, GRI**  
**Commercial Manager/Broker**  
**F.C. Tucker/Bloomington, REALTORS®**  
487 S. Clarizz Blvd.  
Bloomington, IN. 47401  
Direct: 812-330-7568  
Fax: 812-333-7740  
Email: [chris@cockerham.us](mailto:chris@cockerham.us)  
[www.cockerhamcommercial.com](http://www.cockerhamcommercial.com)

