

# For Sale

Movie Theater - 10,919 SF Available



## 655 N Opportunity Dr / Bones Theatre

Columbia City, IN, 46725

Bradley Company is pleased to present Bones Theatre for sale. The only movie theater in Whitley County, it is located just half a mile off of US 30 in Columbia City's primary retail corridor near Walmart, Holiday Inn, Planet Fitness, Culver's, Dunkin', and more.

Bones Theatre has 4 screens with a total occupancy of 500 seats. It is excellently maintained with no deferred maintenance. Excess land (separately parceled) provides an add-value opportunity to either expand the building or develop for another commercial use.

This is an opportune time to begin ownership, as the movie theater industry is poised to continue its strong rebound with numerous blockbusters set to release in the next few years.

Lot Size	3 acres
Building Size	10,919 SF
Sale Price	\$990,000

*Sale price includes real estate and business. Contact listing brokers directly to request business financials.*



**Carolyn Spake-Leeper, SIOR**  
Senior Broker & Managing Director, Northeast IN  
carolyn@bradleyco.com  
c 260.437.8745

**Alex Reed**  
Broker  
areed@bradleyco.com  
c 574.551.7137

[www.bradleyco.com](http://www.bradleyco.com)

# For Sale

655 N Opportunity Dr, Columbia City, IN 46725



## Location Information

Address	655 North Opportunity Drive
City, State, Zip	Columbia City, IN 46725
Parcels	92-06-03-744-018.000-004 92-06-03-744-017.000-004 92-06-03-414-022.000-004

## Building Information

Building Size	10,919 SF
Year Built	2006
Construction Type	Concrete
Roof	Built up 2006
Offices	1 (above concessions)
Restrooms	3 (men's multi-stall, women's multi-stall, private unisex)
Storage	Space under stairwell
HVAC	7 units (6 original, 1 new in summer of 2025)
Power	(4) 225 amp / 208 volt panels (1) 625 amp / 480 volt panel (1) 600 amp / 480 volt panel 3 phase
Sprinkler	Yes

## Property Information

Lot Size	3 acres
Zoning	General Business
Parking Spaces	156
Ingress/ Egress	2 curb cuts on Opportunity Drive
Frontage	295 ft. on Opportunity Drive
Distance to US 30	0.5 miles
Signage	Double-sided pylon on Opportunity Drive

## Theatre Information

Screens	4
Seating Capacity	500 (3 screens with 100 seats each) (1 screen with 200 seats)
Projectors	Digital
Sound	Dolby Surround 7.1

## Utilities

Electric	Municipal
Gas	NIPSCO
Sewer	Municipal
Water	Municipal
Internet	Fiber

# For Sale

655 N Opportunity Dr, Columbia City, IN 46725



## Notable Upcoming Movie Releases (2026 Q3 - 2027) (*subject to change*)

<b>Minions &amp; Monsters</b>	July 1, 2026
<b>Moana (live action)</b>	July 10, 2026
<b>The Odyssey</b>	July 17, 2026
<b>Spider-Man: Brand New Day</b>	July 31, 2026
<b>The Cat in the Hat</b>	November 6, 2026
<b>The Hunger Games: Sunrise on the Reaping</b>	November 20, 2026
<b>Jumanji 3</b>	December 11, 2026
<b>Avengers: Doomsday</b>	December 18, 2026
<b>Dune: Part Three</b>	December 25, 2026
<b>Star Wars: A New Hope (50th anniversary re-release)</b>	February 19, 2027
<b>Sonic the Hedgehog 4</b>	March 19, 2027
<b>Godzilla x Kong: Supernova</b>	March 26, 2027
<b>The Legend of Zelda</b>	May 7, 2027
<b>Star Wars: Starfighter</b>	May 28, 2027
<b>Spider-Man: Beyond the Spider-Verse</b>	June 18, 2027
<b>Shrek 5</b>	June 30, 2027
<b>Superman: Man of Tomorrow</b>	July 9, 2027
<b>A Minecraft Movie 2</b>	July 23, 2027
<b>Bluey: The Movie</b>	August 6, 2027
<b>Frozen III</b>	November 24, 2027
<b>Avengers: Secret Wars</b>	December 17, 2027
<b>The Lord of the Rings: The Hunt for Gollum</b>	December 17, 2027

# For Sale

655 N Opportunity Dr, Columbia City, IN 46725



# For Sale

655 N Opportunity Dr, Columbia City, IN 46725



**Large Auditorium Screen**



**Large Auditorium Seating**



**Regular Auditorium Screen**



**Regular Auditorium Seating**

# For Sale

655 N Opportunity Dr, Columbia City, IN 46725



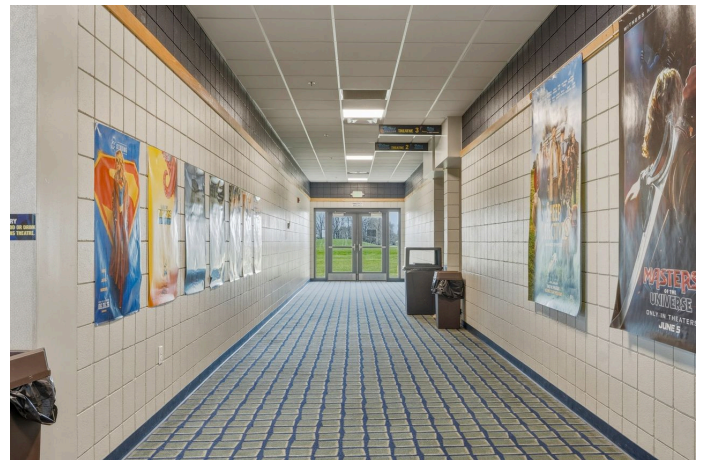
**Lobby**



**Lobby**



**Concessions**



**Hallway**

# For Sale

655 N Opportunity Dr, Columbia City, IN 46725



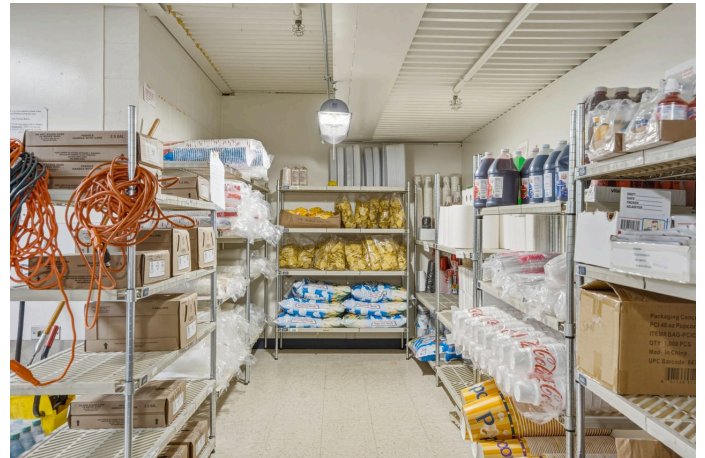
**Manager's Office**



**Restroom**



**Stockroom**



**Stockroom**

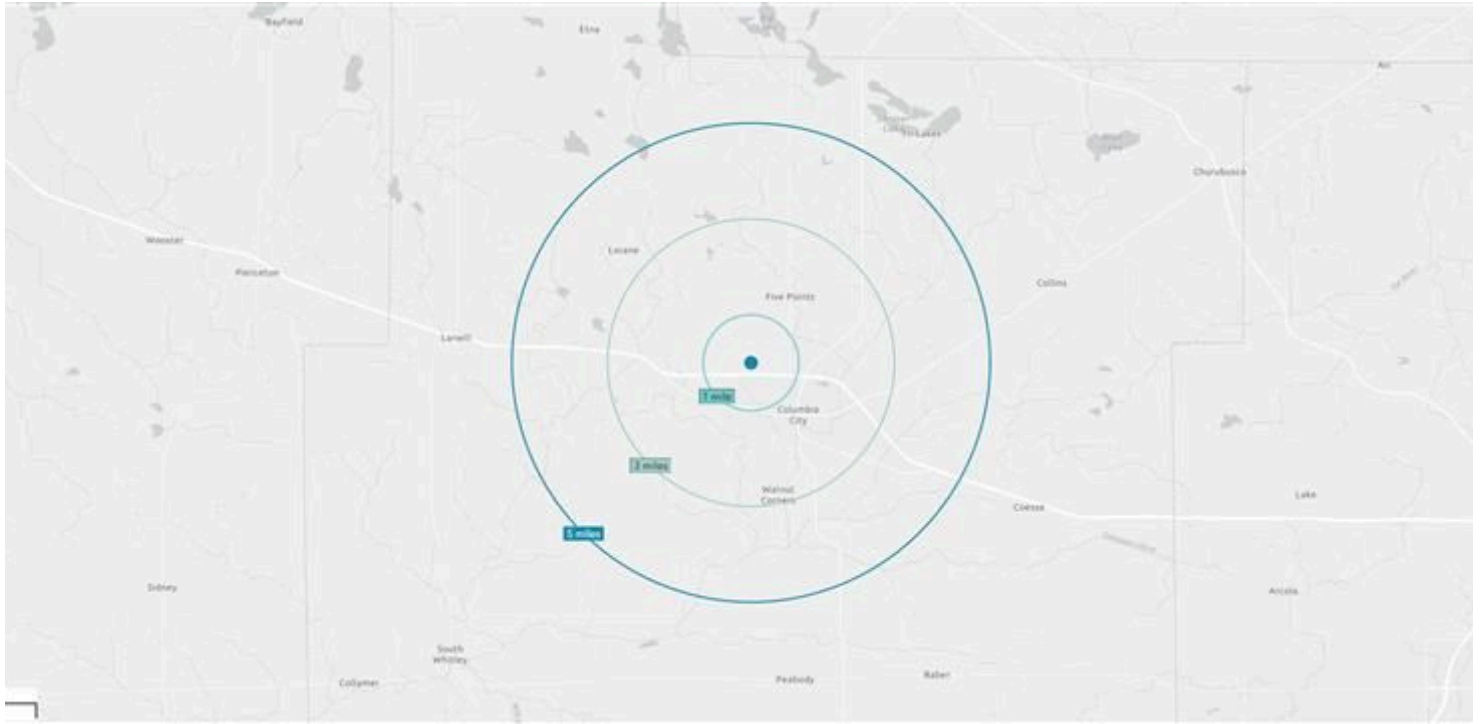
# For Sale

655 N Opportunity Dr, Columbia City, IN 46725



# For Sale

655 N Opportunity Dr, Columbia City, IN 46725



## Demographics

	0 - 1 Miles	1 - 3 Miles	3 - 5 Miles
<b>Total Population</b>	1,408	10,217	4,290
<b>Average Age</b>	45.3	37.9	42.9
<b>Total Households</b>	582	4,311	1,729
<b>Average Household Income</b>	\$113,765	\$80,422	\$108,666

## Traffic Counts

<b>US 30</b>	23,980 vehicles per day
<b>West Lincolnway</b>	3,587 vehicles per day

# For Sale

655 N Opportunity Dr, Columbia City, IN 46725



## About Columbia City

Columbia City is the seat of Whitley County. It is halfway between Fort Wayne and Warsaw, with an approximate travel time of 25 minutes on US 30 to each neighboring city. In total, the Fort Wayne MSA has a population over 450,000. Major employers in Columbia City include Steel Dynamics (one of the largest steel producers in the US), Ultra Maritime a manufacturer of underwater military technology), and Parkview Whitley Hospital.

Touting its "small town, big fun" atmosphere, other quality of life amenities in Columbia City besides the Bones Theatre include Eagle Glen Golf Course, Paige's Crossing (offering go-kart racing, mini-golf, and an arcade), and downtown social gatherings known as the Columbia City Connect First Fridays.

