



Commercial Client Full Detail Report

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Listings as of 06/02/2026

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Property Type COMMERCIAL **Status** Active **Auction** No**MLS #** 202620089 **218 E Vistula Street** **Bristol** **IN 46507** **Status** Active **LP** \$399,900

Area Elkhart County **Parcel ID** 20-03-27-229-015.000-031 **Type** Restaurant/Bar
Cross Street **Lot Sz Acr** 0.0900 **Lot Sz SqFt** 3,964 **Age** 116
Subdivision None
Legal Description ORIG 16X99FT SE COR LOT 7 ORIG 18X132FT W SIDE LOT 8 (TIF 132)
Directions Center of Bristol

Inside City Limits Y **City Zoning** Bris **County Zoning** Elk **Zoning Description**

Remarks Incredible opportunity to own a staple in downtown Bristol. Chicago's Pizza, the building and the business, both available to new ownership. The property offers a fully equipped kitchen, dine-in space, established infrastructure, and excellent visibility and branding in downtown Bristol. This is an outstanding opportunity for an owner-operator, restaurant group, or investor looking to step into a recognizable and established location with room for continued growth. Financials available to qualified buyers. Real estate, business operations, equipment, and goodwill included in sale.

Sec Lot 78 **Township** Washington **Zoning** **Lot Ac/SF/Dim** 0.090 / 3,964 / Irregular
Year Built 1910 **New** No **Years Established** **Exterior** Brick, Vinyl **Bsmt/Fndn** Partial Basement, Unfinished

Const Type Brick **Total # Bldgs** 1 **Stories** 1.0 **Total Restrooms** 1

Bldg #1 Total Above Gd SqFt 1,276 **Total Below Gd SqFt** 490 **Story** 1 **Finished Office SqFt** 0
Bldg #2 Total Above Gd SqFt **Total Below Gd SqFt** **Story** **Finished Office SqFt**
Bldg #3 Total Above Gd SqFt **Total Below Gd SqFt** **Story** **Finished Office SqFt**

Location **Fire Protection** Township **Fire Doors** Yes

Water Frtg **Roof Material** Metal, Rubber **Interior Height** NA
Bldg Height **Ceiling Height** NA **Column Spacing** NA
Interior Walls Block, Concrete, Drywall **Parking** Off-Street, Public **Water** City
Flooring Tile **Equipment** Yes **Well Type**
Road Access City **Enterprise Zone** No **Sewer** City
Currently Leased No **Heating/Fuel** Gas, Forced Air

Virtual Tour Unbranded Virtual Tour **Cooling** Central Air
Burglar Alarm No

SALE INCLUDES Building, Business, Furniture, Land, Inventory
INTERNAL ROOMS Kitchen
SPECIAL FEATURES Single Phase, Basement, Delivery Door, Refrigeration/Freezer
PROPERTY USE Investment Property, Bus. Included w/Property

Water Name **Lake Type** **Water Access**
Water Features

Financing: Proposed Cash, Contract, Conventional, Purchase **Exemption** No Exemptions **Year Taxes Payable** 20252026
Annual Taxes \$1,895.74 **Is Owner/Seller a Real Estate Licensee** No **Possession** Negotiable
List Office RE/MAX Results - Office: 574-533-9581

Pending Date **Closing Date** **Selling Price** **How Sold**
Total Concessions Paid **Sold/Concession Remarks**
Seller Concessions Offer Y/N N **Seller Concession Amount \$**

Presented by: Nicolas Wyse - Office: 574-533-9581 / RE/MAX Results - Office: 574-533-9581

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