

# 234 N MAIN ST

Monticello, IN 47960



## PROPERTY DESCRIPTION

Located in the heart of downtown Monticello, Abe's Pizza presents a rare turnkey opportunity to own a long-established restaurant and bar location with strong local recognition and a proven presence in the community. Situated at 234 N Main St, the property is fully equipped for continued food and beverage operations and offers everything needed for a seamless transition to new ownership.

The space includes a fully built-out restaurant and bar setup, complete with a full commercial kitchen. All commercial kitchen equipment, restaurant and bar equipment, fixtures, and furniture are included in the sale price, creating an exceptional value for an owner-operator or investor seeking a ready-to-open concept.

The interior layout supports dine-in, carryout, and bar service, with a comfortable and functional flow for both customers and staff. Known locally for years as a destination for pizza and casual dining, the property benefits from strong name recognition and an established customer base within the Monticello community.

With its prominent Main Street presence, flexible setup, and included equipment package, the property is well-positioned for continued restaurant use or a new hospitality concept looking to capitalize on a highly visible downtown location.

## PROPERTY HIGHLIGHTS

- Prime downtown Main Street location
- Established restaurant and bar property
- Fully equipped turnkey opportunity
- Full commercial kitchen included
- All restaurant equipment, bar equipment, fixtures, and furniture included in sale
- Functional layout for dine-in, carryout, and bar service
- Strong visibility with consistent foot and vehicle traffic
- Ideal for restaurant, bar, brewery, café, or hospitality concept
- Established community presence and local name recognition

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,941	2,891	3,648
Total Population	3,975	6,265	8,234
Average HH Income	\$55,951	\$63,101	\$72,486

## OFFERING SUMMARY

Sale Price:	\$190,000
Building Size:	4,895 SF

### EMILY GINN

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### GINN TEAM

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RETAIL PROPERTY FOR SALE

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**SHOOK** COMMERCIAL  
REAL ESTATE



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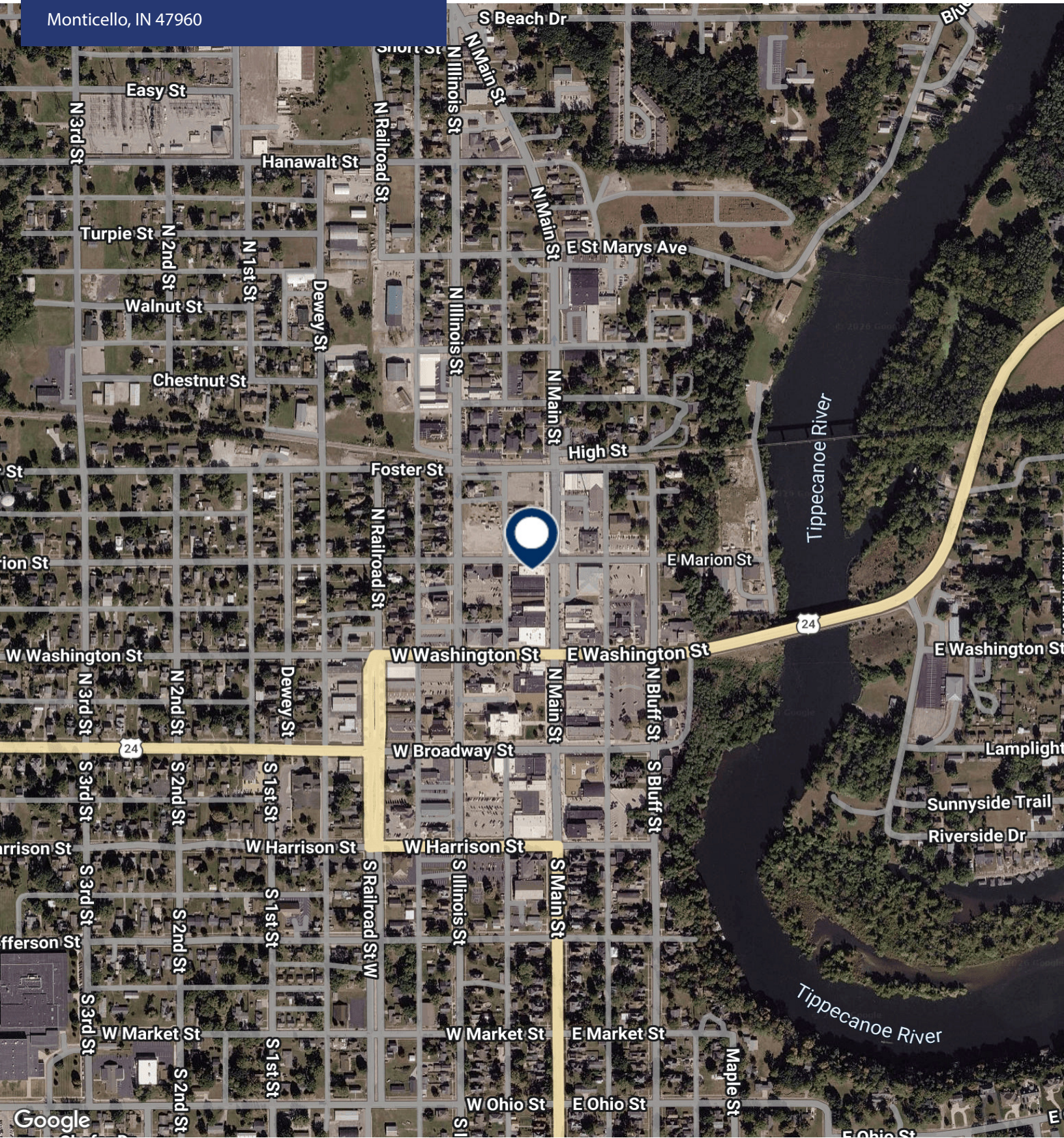
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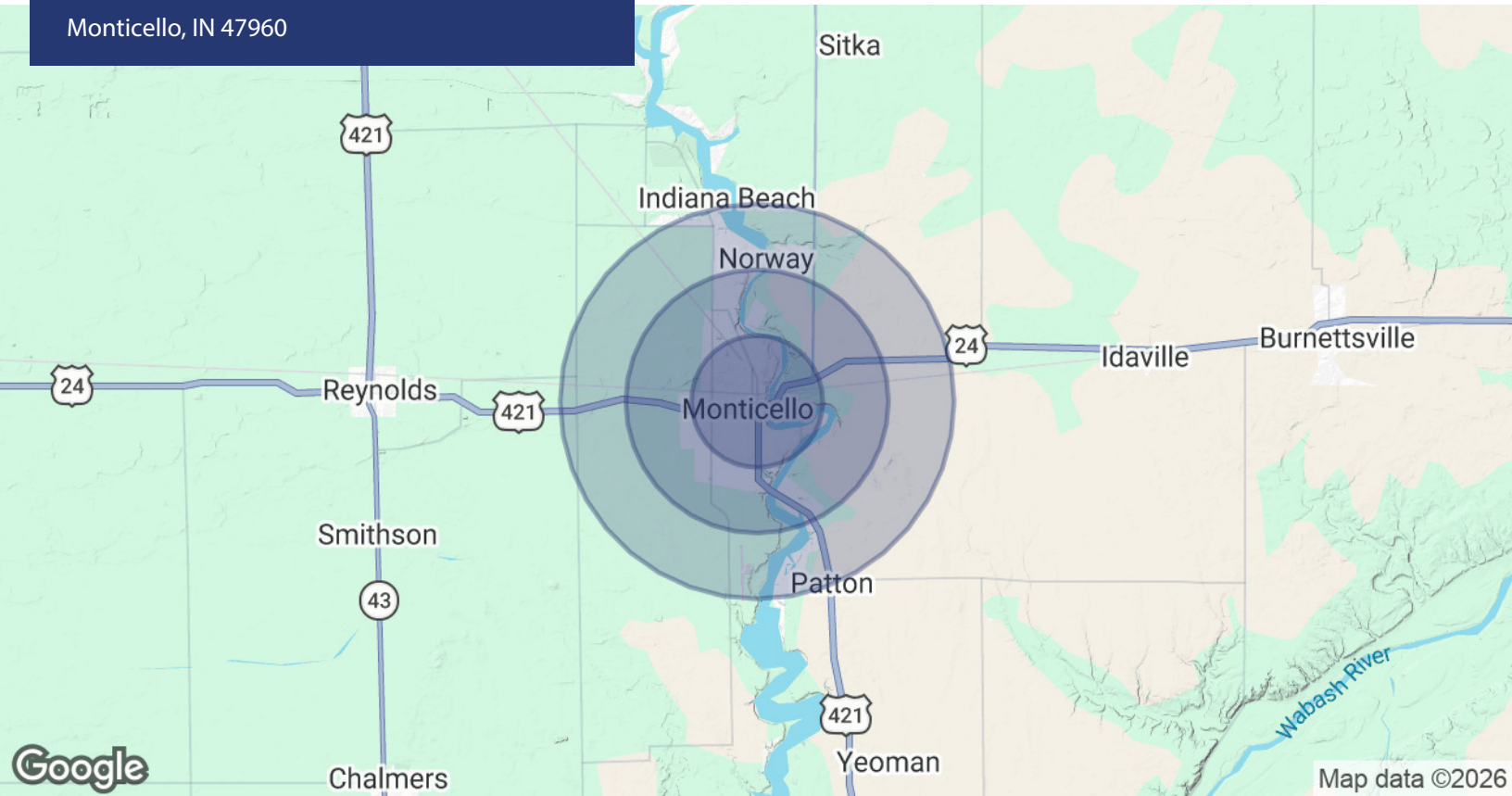
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,975	6,265	8,234
Average Age	47.3	47.0	47.5
Average Age (Male)	45.5	45.1	44.9
Average Age (Female)	48.1	47.8	48.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,941	2,891	3,648
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$55,951	\$63,101	\$72,486
Average House Value	\$121,083	\$145,790	\$170,497

2023 American Community Survey (ACS)

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