

1430 W Franklin Street, Evansville, IN 47712 | Offering Memorandum



Kyle Bernhardt, Broker
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7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715

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▶ WATCH THE VIDEO

PURCHASE PRICE:

~~\$1,395,000~~ → \$1,195,000

BUILDING SIZE:

21,399 SF Restaurant
0.57 Acres

PARKING:

12 Parking Spaces, Street
Parking, and Rear Lot Leased
for Additional Parking

SUMMARY

Extremely well-updated restaurant building. The property was originally remodeled around 2010-2011 and opened as Tin Man Brewery in 2012. Following its closure, the building underwent another extensive renovation in 2019–2020 before reopening as The Copper House.

The building is thoughtfully designed for a large, open-concept restaurant with multiple dining areas and a dedicated second-floor event space. The second floor includes its own kitchen and could potentially operate as a stand-alone event venue or restaurant concept.

The main level features a spacious bar and dining area upon entry. Toward the rear of the building is a newer, expanded kitchen designed to accommodate the larger restaurant operation and the additional seating in the Garden Room.

Additional features include a large attached warehouse for storage and a sizeable basement, providing significant operational support space.

The sale includes all furniture, fixtures, and equipment (FF&E).

Building can be Shown By Appointment Only!



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OUTDOOR SEATING



ENTRY & BAR



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INTERIOR



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GARDEN ROOM



2ND FLOOR EVENT SPACE



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MAIN FLOOR KITCHEN



2ND FLOOR KITCHEN



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AREA OVERVIEW

Situated within the Franklin Street Entertainment District the property is well placed for local and leisure traffic. Year round activities provide pass-by advertising of the location, on the East - West thoroughfare.



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