



21 COMMERCIAL.

FOR SALE

8995 US-35, Monterey, Indiana 46960
Convenience Store, Deli & Gas Station!



PROPERTY FEATURES

Prime opportunity on US 35 between Winamac and Bass Lake! Jk Deli is a well-established, high-traffic gas station and authentic Polish deli located right down the road from a major camping site and one of the most popular paintball courses in Indiana. This unbeatable location serves local residents, campers, paintball enthusiasts, and daily travelers year-round.

Kyle Pugh

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PROPERTY HIGHLIGHTS

- Prime Recreational Location: Situated on US 35 between Winamac and Bass Lake, right down the road from a major camping site and one of Indiana's most popular paintball courses – drawing steady traffic year-round.
- Turnkey Gas Operation: 3 gas pumps, 1 diesel pump, plus 1 dedicated kerosene pump generating consistent daily volume in a high-visibility, high-traffic spot.
- Fully Equipped Polish Deli: Popular authentic Polish deli with a fully stocked convenience store, complete kitchen, and all inventory included – ready to serve fresh specialties from day one.
- Multiple Revenue Licenses: Alcohol, tobacco, lottery, and more already in place, creating diverse income streams and strong customer draw.
- Extra Income Property: Includes a small home in the back, perfect for owner-occupant living or generating additional rental income.

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