

Three Way Liquor License  
Included as Part of Sale

**BUILDING FOR SALE**  
4 West Davis St. | Hamlet, IN 46532



## Restaurant with a Loyal Client Base Including Three Way Liquor License

- Upstairs Apartment:** 2,521 SF Available for Rent
- Building:** 5,042 SF
- Land:** 0.176 Acres
- Zoning:** Commercial
- Remodel:** 2023
- Improvements:** New roof, LED lighting, new water heater, newly painted
- Parking:** Street parking in front, across the street, and alongside building
- Location:** Less than 1 half quarter mile from US 30
- Reduced List Price:** \$375,000 (~~\$502,500~~)  
Includes Three Way Liquor License

[VIEW PROPERTY ONLINE](#)

### Details:

The sale of this property includes a Three Way Liquor License valid throughout Starke County, Indiana. This historic brick building, originally constructed in 1915, offers a rare opportunity with its well-established restaurant and bar on the main floor, with a large sitting area, hardwood floors and a prime rib cooker included. All bar and restaurant equipment is in excellent condition. The property has been extensively updated with a new roof, LED lighting, a newer water heater, fresh paint, and both 100-amp and 200-amp electrical service in different areas of the building. The restaurant enjoys a loyal client base and a strong carry-out business. Upstairs, a spacious eight-bedroom, 2,521 SF rental apartment is immediately ready for occupancy, complete with central air. The property is supported by municipal water and sewer. This is a unique turnkey opportunity blending historic charm with modern convenience.



# NAI Cressy

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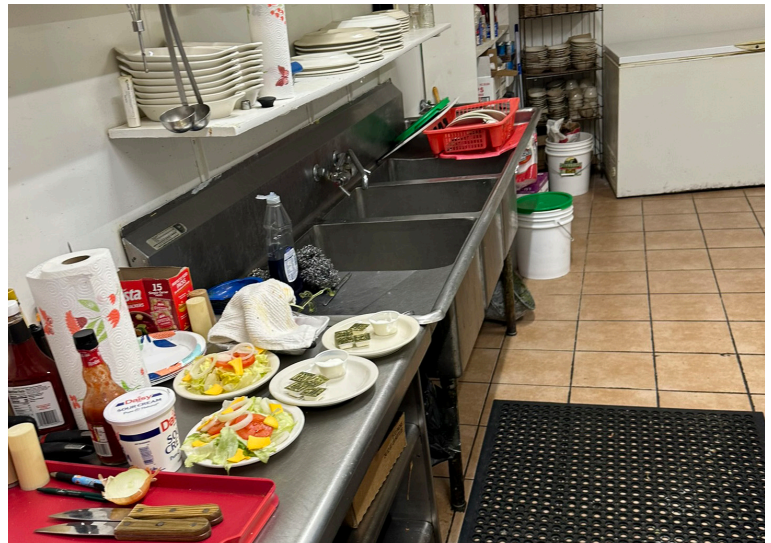
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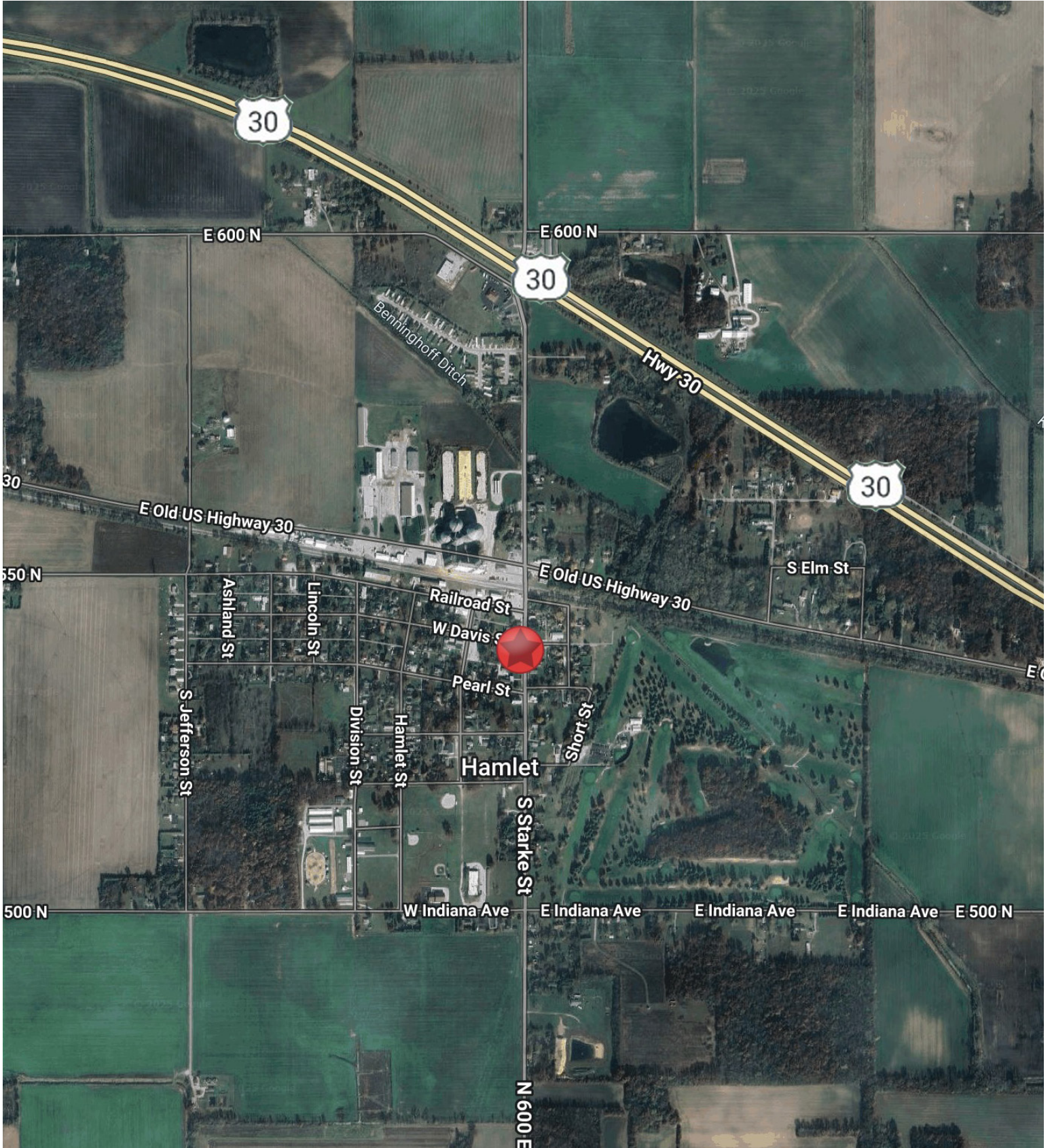
# PROPERTY PHOTOS

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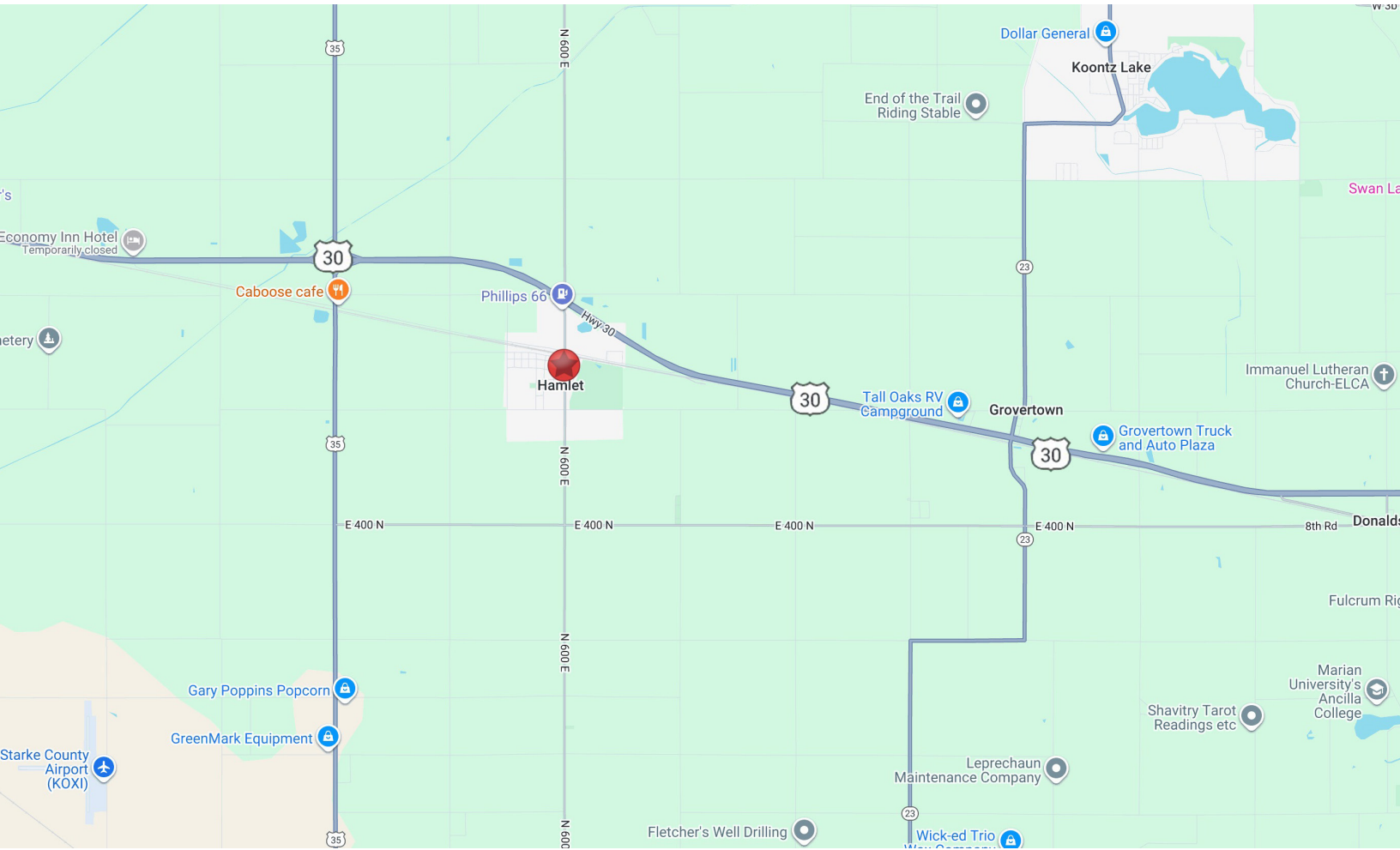
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# LOCATION OVERVIEW

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Small town location but very close to heavily trafficked U.S. 30 four lane highway which runs from Chicago, Illinois to Columbus, Ohio. Many clients drive from larger surrounding communities or the nearby USGA Golf Academy. Large carryout business.



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## DISTANCE TO MAJOR CITIES

SOUTH BEND, IN	32 MILES
CHICAGO, IL	80 MILES
FORT WAYNE, IN	82 MILES
INDIANAPOLIS, IN	142 MILES
GRAND RAPIDS, MI	143 MILES

MILWAUKEE, WI	170 MILES
TOLEDO, OH	191 MILES
DETROIT, MI	248 MILES
PITTSBURGH, PA	408 MILES
NASHVILLE, TN	422 MILES