



AVAILABLE FOR SALE

518 Lincolnway
LA PORTE, IN 46350



Property Overview

This 54-seat restaurant offers a rare opportunity to own a well-equipped space in downtown La Porte. Originally built in 1900, the property blends historic charm with modern functionality, making it ideal for an owner-operator or investor looking to step into an established setting. The restaurant is fully equipped with a bar and TVs, a 23-tap system (beer, wine, and nitro beer), and a commercial kitchen that includes a hood and Ansul system. The basement features two large walk-in coolers (7.5'x14' for beer and 7.5'x20' for food storage), along with a grease trap integrated into the kitchen floor. New operator will need to obtain liquor license. Security and fire monitoring systems are already in place.

The main floor spans 2,200 square feet, with an additional 2,000 square feet in the basement, offering ample storage and prep space. The restaurant has two restrooms and a kitchen outfitted with two split A/C units for climate control. Major system updates include new plumbing and water lines in 2019, a new 200-amp electrical panel in 2018, and a water heater installed in 2019.

Above the restaurant, a 1,200-square-foot, 2-bedroom, 1-bath apartment provides additional income potential and is currently operating as an Airbnb. The unit was updated in 2019 with new appliances, a water heater, A/C, and furnace, and includes a washer and dryer.

BUILDING SIZE	5,800 SF
PRICE	\$295,000
ZONING	Downtown Core
SPACE USE	Restaurant & Apartment
2024 TAXES	\$3,043.45
LOCATION	Downtown La Porte
YEAR BUILT	1900
PARKING	Public Street
TRAFFIC COUNT	20,435 SF

RANKED 2nd BEST SMALL CITY IN AMERICA!
-By USA Today

FOR MORE INFORMATION

Lori Tubbs - Route 20, LLC
President/ CEO, Managing Broker
Cell: 312-446-7059 | lori@loritubbs.com

Antje Gehrken - A.R.E. Partners Inc.
President & Dsg. Managing Broker
Cell: 312-339-7655 | agehrken@arepartners.com

LORI TUBBS
REAL ESTATE & DEVELOPMENT CONSULTING

AVAILABLE FOR SALE

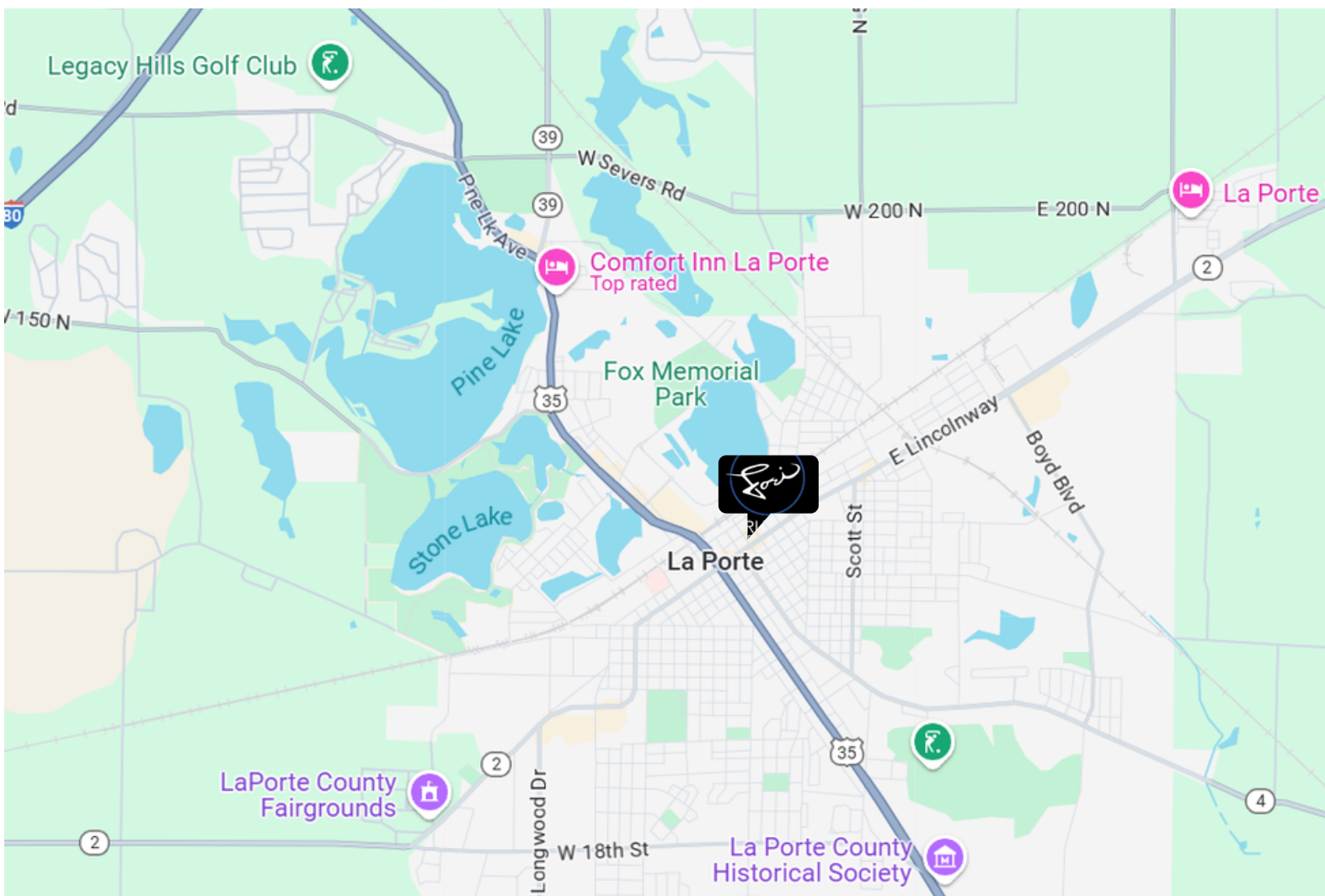
518 Lincolnway

LA PORTE, IN 46350

LORI TUBBS

REAL ESTATE & DEVELOPMENT CONSULTING

MAP



FOR MORE INFORMATION

Lori Tubbs - Route 20, LLC

President/ CEO, Managing Broker

Cell: 312-446-7059 | lori@loritubbs.com

Antje Gehrken - A.R.E. Partners Inc.

President & Dsg. Managing Broker

Cell: 312-339-7655 | agehrken@arepartners.com