



FOR **SALE** RETAIL  
PROPERTY



1011 N. 13th St.  
Decatur, IN 46733

# 7,198 SF Turnkey Restaurant On Hard Corner

## About The Property

- 3.4 Acre lighted hard corner site with 290' of frontage along busy US 27
- Nostalgic restaurant in the heart of Decatur
- Ideal for restaurant, retail, or redevelopment
- Fully furnished/turnkey restaurant with equipment and fixtures
- 2 Walk-in coolers, 1 walk-in freezer, and 1 walk-in cooler/freezer combo
- Sale Price: \$995,000 (\$138.23/SF)



**the**  
**Zacher**  
company

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*The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.*

# PROPERTY INFORMATION

## 7,198 SF TURNKEY RESTAURANT ON HARD CORNER

### BUILDING LOCATION/SIZE/ZONING

Street Address	1011 N. 13th St.
City, State, Zip	Decatur, IN 46733
Total Building Size	7,198 SF
Site Acreage	3.4 Acres
Zoning	C-2/General Commercial

### PRICE/AVAILABILITY

Sale Price	\$995,000.00
Sale Price/SF	\$138.23
Available	Immediately

### BUILDING DATA

Date of Construction	1976
Type of Construction	Wood Frame
Roof	Pitched shingle/Membrane
Sprinklered	Yes
Restrooms	2 Public/2 Employee

### UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Decatur

### POPULATION DEMOGRAPHICS

3 Miles	12,293
5 Miles	14,627
10 Miles	27,726

### EQUIPMENT & FIXTURES

Water softener systems  
 Dual 14' kitchen hood system  
 Multiple griddles, grills, fryers, and steamers  
 Dessert display case  
 Ice-cream freezer and dessert bar  
 Salad bar  
 Bread and soup buffet bar  
 Meat carving gas heat bar  
 Dishwashing station with ventilation (leased)  
 Multiple hand washing sinks and 3-bay sinks  
 Grease trap  
 Walk-in cooler  
 Walk-in freezer and cooler combo  
 Walk-in beer cooler (external, new compressor)  
 Chest freezer  
 Fountain drink stations (2) with CO2 lines

### PROPERTY TAXES

Parcel Number	01-02-33-200-111.000-014
	01-02-34-200-007.000-014
Assessment: Land	\$161,500
Improvements	\$274,200
Total Assessment	\$435,700
Annual Taxes	\$13,071 (\$1.82/SF)
Tax Year	2025 Payable 2026



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# ADDITIONAL PHOTOS

## 7,198 SF TURNKEY RESTAURANT ON HARD CORNER



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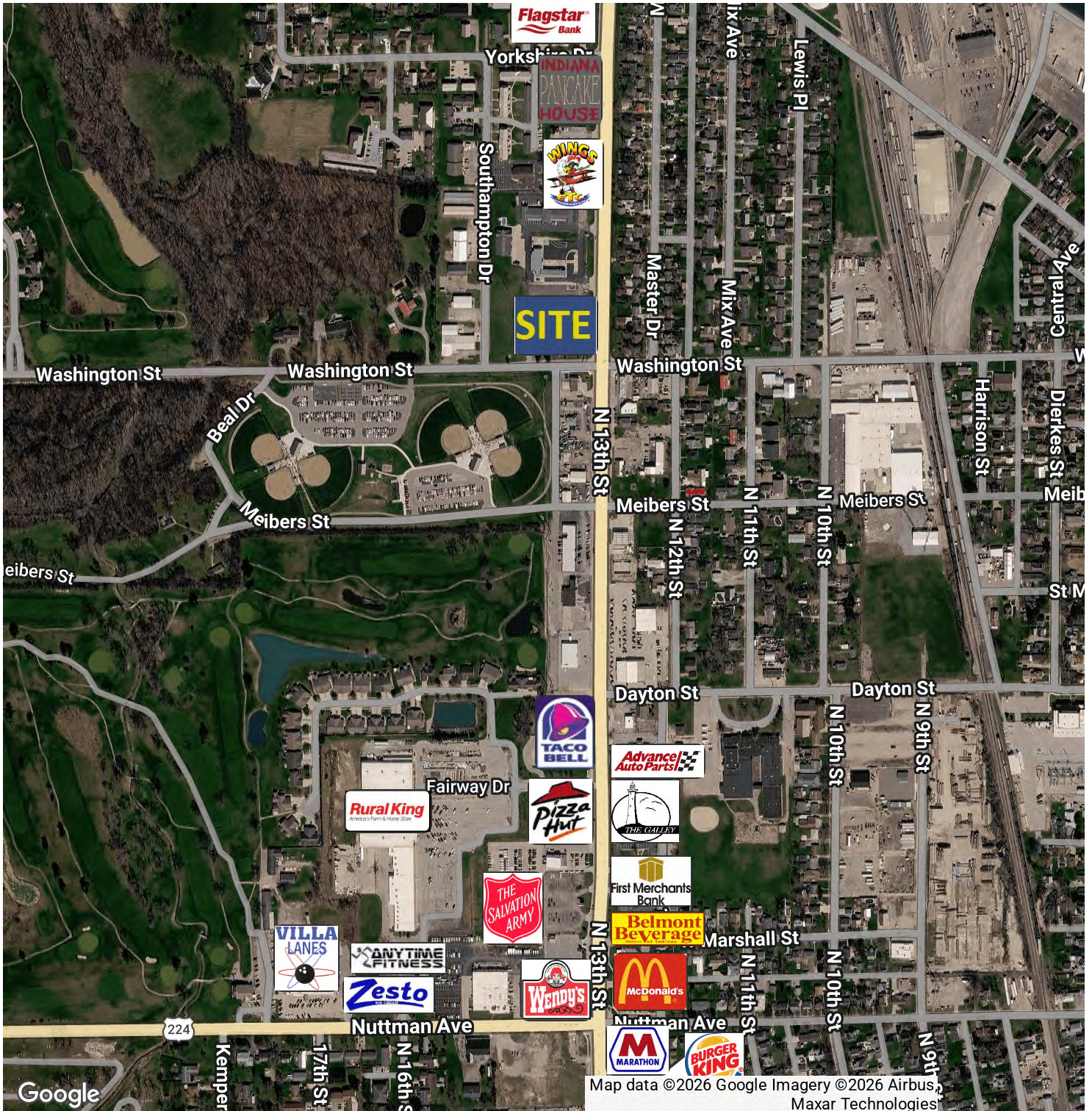
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# RETAILER MAP

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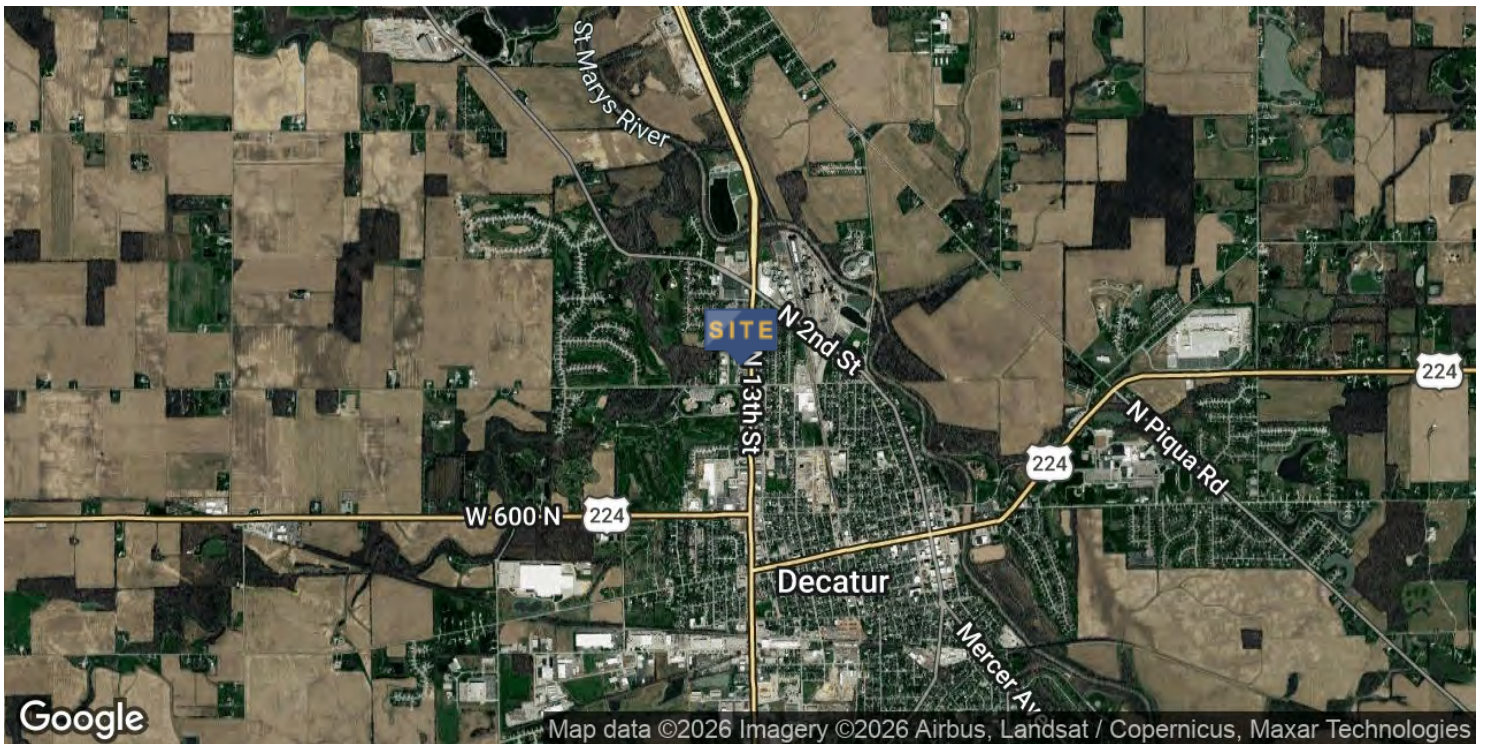
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# LOCATION MAP

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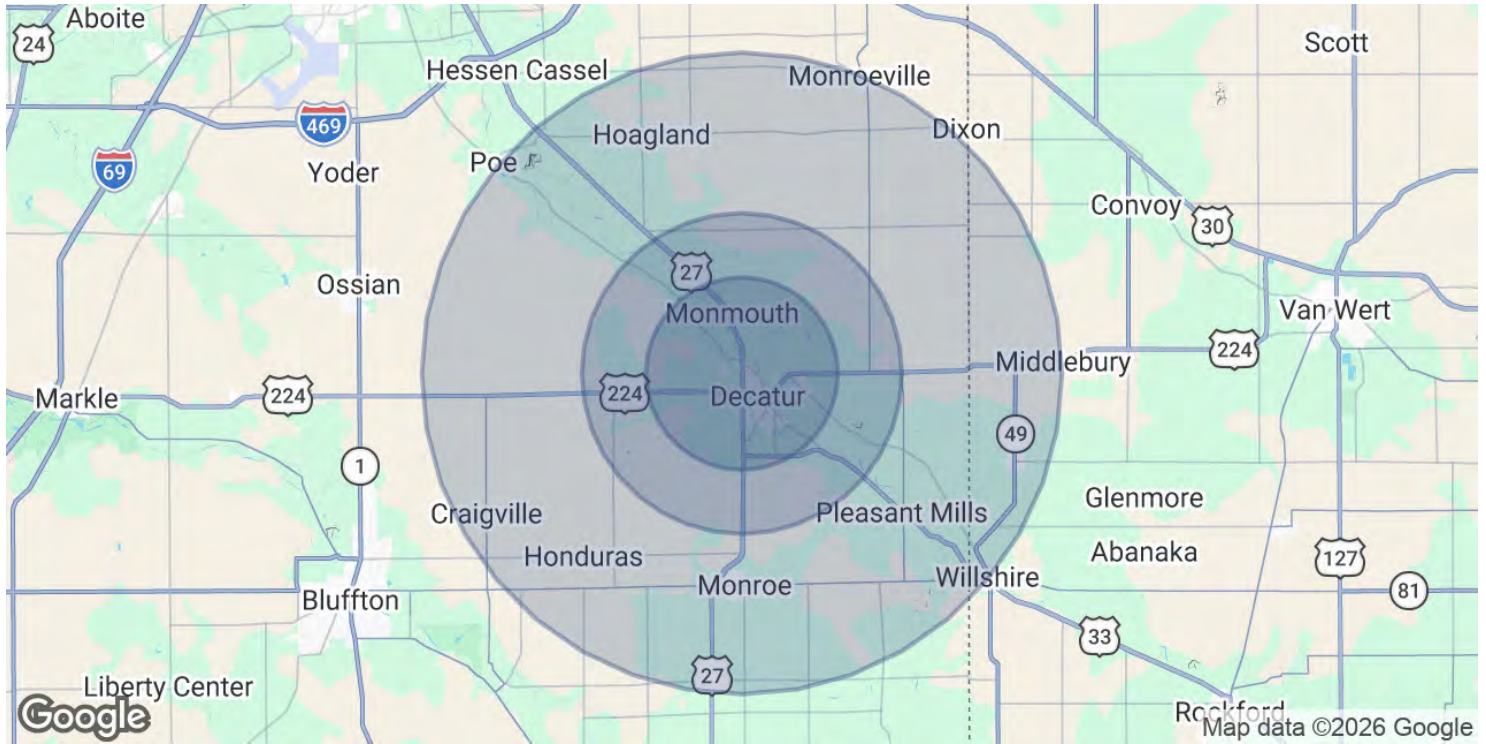
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# DEMOGRAPHICS MAP & REPORT

## 7,198 SF TURNKEY RESTAURANT ON HARD CORNER



### POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	12,293	14,627	27,726
Average Age	41	41	39
Average Age (Male)	40	40	38
Average Age (Female)	43	43	40

### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	5,217	6,067	10,408
# of Persons per HH	2.4	2.4	2.7
Average HH Income	\$68,513	\$73,088	\$84,286
Average House Value	\$177,281	\$190,239	\$225,681

Demographics data derived from AlphaMap



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