

For Sale

112 N Orange St, Albion, IN 46701



Price:
\$349,900

- 7,470 sq ft of commercial space
- Well established turnkey business
- 2nd story apartment
- Many new renovations
- Excellent curb appeal
- Retiring family business

7,470 sq ft of commercial space, well established business, and all the inventory. Excellent curb appeal along Orange St in downtown Albion, IN, and many updates to the property. 2 bed, 1 bath apartment occupies 992 sq ft of the property. **Incredible opportunity** to purchase a well-established, turnkey pizza restaurant right on the main square in Albion, Indiana! There are 7,470 sq ft of well-maintained and updated commercial space available. 992 sq ft is a rented 2-bedroom 1 bath apartment with its own access, the rest is occupied by the Albion Pizza Depot restaurant. The main dining area seats 74 guests and the additional dining room can seat up to 60, both rooms have freshly updated bathrooms. The building has a garage attached in the back along with a loading dock. Some of the updates include a new rubber roof, with a lifetime warranty, and renovated stone storefront for excellent curb appeal. Furnaces and air conditioners get regularly maintenance, as well as all the kitchen equipment. **Do not miss your opportunity at this rare offer!**

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

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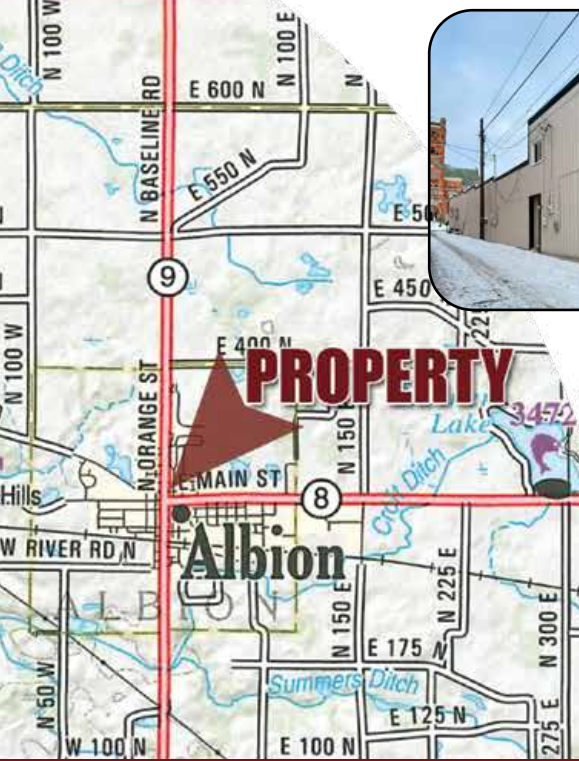
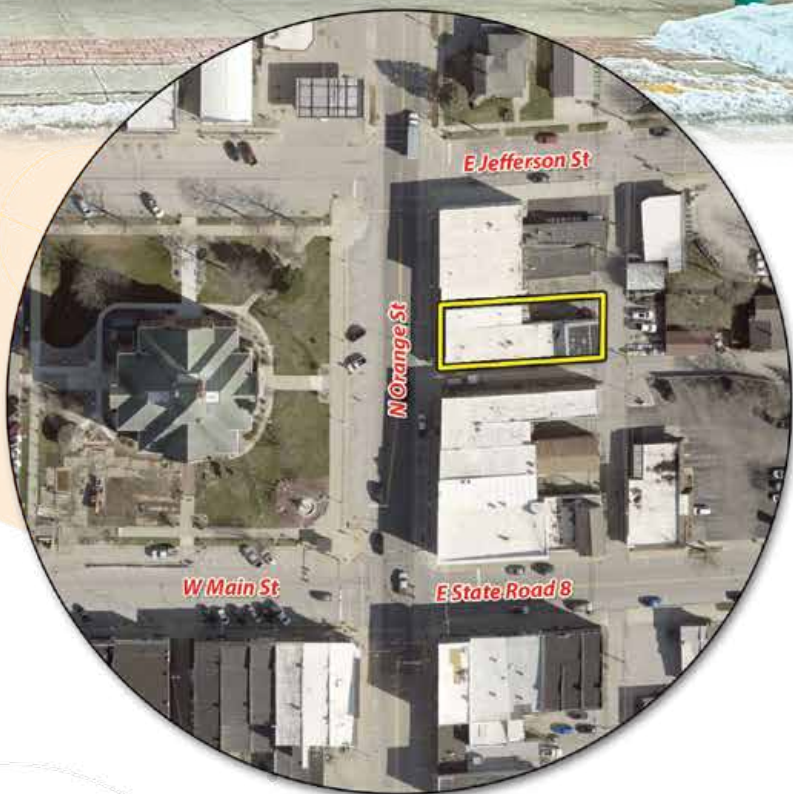
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Terms: Selling the commercial building, turnkey business, and all inventory. Open to offers on building only. If business is purchased, sellers are willing to mentor new buyers upon signing of purchase agreement.

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