

# REAL ESTATE & BUSINESS FOR SALE

St Joe Tavern, 9515 Saint Wendel Rd, Evansville, IN 47720

OFFERING MEMORANDUM

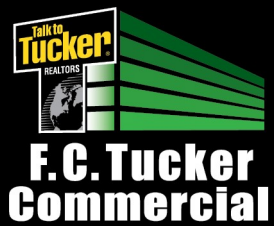


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# 9515 Saint Wendel Rd Evansville, IN 47720

PURCHASE PRICE:	\$595,000		
RESTAURANT BUILDING SIZE:	3,136 SF	DETACHED GARAGE STORAGE:	RENTAL HOUSE:
	1,120 SF APARTMENTS UPSTAIRS	24' X 24'	864 SF
	840 SF BASEMENT		2 Bed / 1 Bath
YEAR BUILT:	1888		
LOT SIZE:	0.80 Acre Corner Lot		
SHOWING:	Must be by appointment ONLY!!		
FINANCIALS:	Available upon request and with signed Confidentiality Agreement		
OPERATIONS:	Turn Key Business for Sale with Real Estate	CURRENT HOURS:	
	Fully operational Restaurant/Bar	Tues - Fri 11:00am - 9:00pm	
	3-way liquor license with carry out & gambling permit	Sat 10:00am - 9:00pm	
		Sun - Mon Closed	
ABOUT:	<p>Great opportunity to own a Northwest Vanderburgh County gem. St Joe's Tavern is a fully operational restaurant and bar that has been a staple in the area for decades and is ready for a new owner to continue the tradition of great food and service. All existing restaurant equipment, furniture and fixtures are included along with all the real estate. The property features the restaurant building with a potential for 2 apartments upstairs and a basement for mechanicals and storage. There is a large 24' x 24' detached garage as well as a small rental home on the property.</p> <p>The restaurant will continue to operate as normal until a sale occurs.</p>		

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