


<b>Property Type</b> COMMERCIAL	<b>Status</b> Active	<b>CDOM</b> 35	<b>DOM</b> 35	<b>Auction</b> No
<b>MLS #</b> 202237284	3687 N Barbee Road	Warsaw	IN 46582	<b>Status</b> Active <b>LP</b> \$3,100,000
	<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-08-28-100-560.000-023	<b>Type</b> Restaurant/Bar	
	<b>Cross Street</b>		<b>Age</b> 79	
	<b>REO</b> N	<b>Short Sale</b> No		
<b>Legal Description</b> Approximately 1.32+/- Acres part of: 5-109-230.A TR NE 28-33-7 .82A PER DEED & 005-109-230   Tr Ne				
<b>Directions</b> South of North Webster on the north side of the Little Barbee Lake channel connecting to Big Barbee Lake.				
<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b>	commercial

**Remarks** Lakelife Bar & Grill on Little Barbee Lake! Great Location on Little Barbee Lake with 244 feet of Water Frontage including 18 pier spaces & over 120 parking spaces! The Turn-key Restaurant & Bar has been Completely Renovated and can seat 421 which includes family dining, downstairs bar room, rooftop deck, & outdoor patio seating! There are 3 Walk-In Coolers & 3 Full-Service Bars. Don't miss this opportunity to own & operate a local landmark in Warsaw, IN!

**Agent Remarks**

<b>Sec</b>	<b>Lot</b>	<b>Township</b> Tippecanoe	<b>Lot Ac/SF/Dim</b> 1.3200 / 57,499 / 245x132 50x50	<b>Src</b> Y
<b>Year Built</b> 1943	<b>Age</b> 79	<b>New</b> No	<b>Years Established</b>	<b>Exterior</b> Vinyl, Wood
<b>Const Type</b> site built - newly remodeled	<b>Total # Bldgs</b> 3			<b>Foundation</b> None
<b>Bldg #1 Total Above Gd SqFt</b> 3,940	<b>Total Below Gd SqFt</b> 0		<b>Stories</b> 2.0	<b>Total Restrooms</b> 3
<b>Bldg #2 Total Above Gd SqFt</b>	<b>Total Below Gd SqFt</b>		<b>Story</b> 2	<b>Finished Office SqFt</b> 4,324
<b>Bldg #3 Total Above Gd SqFt</b>	<b>Total Below Gd SqFt</b>		<b>Story</b>	<b>Finished Office SqFt</b>
<b>Location</b>	<b>Fire Protection</b>	<b>Township</b>		<b>Finished Office SqFt</b>
<b>Bldg Height</b>	<b>Roof Material</b> Asphalt		<b>Int Height</b> 8	
<b>Interior Walls</b> Drywall, Wood	<b>Ceiling Height</b> 8		<b>Column Spcg</b> n/a	
<b>Flooring</b> Carpet, Ceramic Tile, Laminate, Vinyl	<b>Parking</b> Lot, Paved		<b>Water</b> Well	
<b>Road Access</b> City	<b>Equipment</b> Yes		<b>Sewer</b> City	
<b>Currently Lsd</b> No	<b>Enterprise Zone</b> No		<b>Fuel / Heating</b> Electric, Gas, Forced Air	
<b>SALE INCLUDES</b> Building, Business, Furniture, Land, Inventory, License Included			<b>Cooling</b> Central Air	
<b>INTERNAL ROOMS</b> Kitchen, Office, Storage			<b>Burglar Alarm</b> Yes	
<b>SPECIAL FEATURES</b> 110 Volts, 220 Volts, Three Phase, Fenced, Handicap Access, Office Space			<b>Channel Frtg</b> 244.00	
<b>PROPERTY USE</b> Investment Property, Bus. Included w/Property			<b>Water Frtg</b> 244.00	

<b>Water Access</b> Lake	<b>Water Name</b> Little Barbee Lake	<b>Lake Type</b>
<b>Water Features</b> Pier/Dock		
<b>Auction</b> No	<b>Auctioneer Name</b>	<b>Auctioneer License #</b>
<b>Occupancy Comm</b>	<b>Owner Name</b>	
<b>Financing:</b> Existing	<b>Proposed</b>	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$3,194.35	<b>Exemption</b> No Exemptions	<b>Year Taxes Payable</b> 2022
<b>Is Owner/Seller a Real Estate Licensee</b> No		<b>Assessed Value \$</b>
<b>List Office</b> Metzger Property Services, LLC - Off: 260-982-0238	<b>Possession</b> at closing	
<b>Agent ID</b> RB14045939	<b>Agent E-mail</b> chad@metzgerauction.com	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050
<b>Co-List Office</b>	<b>Co-List Agent</b>	
<b>Showing Instr</b> Showingtime or Open House		
<b>List Date</b> 9/7/2022	<b>Exp Date</b> 1/31/2023	<b>Publish to Internet</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Show Addr to Public</b> Yes
<b>Virtual Tour</b> Unbranded Virtual Tour	<b>BBC</b> 1.5%	<b>Variable Rate</b> No
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>	<b>How Sold</b>
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>
		<b>Co-Selling Agent</b>

**Presented by:** Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238  
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