

BAKERY / RETAIL / Office

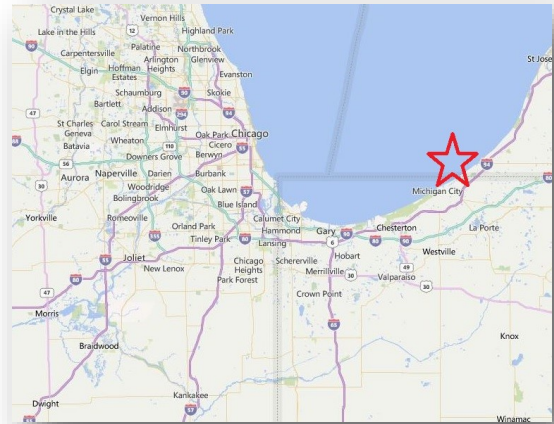
Downtown Michigan City

Truffle's Pastry Shoppe

FOR SALE



909 Franklin Street Michigan City, IN 46360



PROPERTY OVERVIEW

Truffle's Pastry Shoppe 32 years of fine quality pasties!
For Sale Turn Key w all equipment. Bring your baking business here and live in the upper level residence or rent it out.

New Train Station less than 2 blocks away. Great opportunity to provide Coffee shop & pastries. Owner to retire after 30+ years.

This space can be utilize for any type of retail and or professional office space w an attached 4 car garage built in 2002.

Main floor Bakery features Custom display cases for sales of product. Kitchen features walk in cooler & freezer (freezer needs work), large Middleby Marshall Baking Oven, prep tables sinks and more.

Upper-level apartment feature Hardwood floors throughout, Custom Kitchen 14'x14', Dining room 10'x14', Master Bedroom 14'x14' w master bath, Jacuzzi Tub and His & Her sinks. Second bedroom 11'x15', Second Bath ¾, Den - Piano room or 3rd bedroom 10x12.

Lower level for storage of all sorts.

DETAILS

Lot Dimensions 27x145 3,915 sf

Zoned: CBC 1 Commercial

Real Estate Tax : \$4,254.00.00

1st Floor Retail 2,350 sf

2nd Floor Apartment 2,350 sf

Lower Level Storage 2,350 sf

Garage 1,215 sf

Total under roof 8,265 sf

Built in 1890 / Brick & Block

Located Downtown high traffic area w lots of new residential being built by train station 1.5 blocks away.

Priced at \$1,000,000.00 / \$121.00 sf

Ken Peach
ken.peach@aol.com

Cell 708-764-2890

Coldwell Banker Commercial

833 W Lincoln Hwy Suite E 340
Schererville, IN 46375

CBCWorldwide.com

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated.

BAKERY / RETAIL / Office

Downtown Michigan City

FOR SALE



909 Franklin Street Michigan City, IN 46360

909 FRANKLIN STREET

September 2023 Update:

The apartment was painted and owner is close to finishing a new fireplace, kitchen hood, backsplash, and wall tile, new bathroom vanities and all lighting will be replaced apartment will be ready to rent out on Nov 1st.

A new 5 ton Air-Conditioning Unit was installed on the roof.

Garage roof is completely new.