AVAILABLE FOR SALE

518 Lincolnway

LA PORTE, IN 46350

This 54-seat restaurant offers a rare opportunity to own a well-equipped space in downtown La Porte. Originally built in 1900, the property blends historic charm with modern functionality, making it ideal for an owner-operator or investor looking to step into an established setting. The restaurant is fully equipped with a bar and TVs, a 23-tap system (beer, wine, and nitro beer), and a commercial kitchen that includes a hood and Ansul system. The basement features two large walk-in coolers (7.5'x14' for beer and 7.5'x20' for food storage), along with a grease trap integrated into the kitchen floor. New operator will need to obtain liquor license. Security and fire monitoring systems are already in place.

The main floor spans 2,200 square feet, with an additional 2,000 square feet in the basement, offering ample storage and prep space. The restaurant has two restrooms and a kitchen outfitted with two split A/C units for climate control. Major system updates include new plumbing and water lines in 2019, a new 200-amp electrical panel in 2018, and a water heater installed in 2019.

Above the restaurant, a 1,200-square-foot, 2-bedroom, 1-bath apartment provides additional income potential and is currently operating as an Airbnb. The unit was updated in 2019 with new appliances, a water heater, A/C, and furnace, and includes a washer and dryer. Utility costs are approximately $125 per month for NIPSCO.

BUILDING SIZE	4,400 SF
PRICE	$499,000
ZONING	Downtown Core
SPACE USE	Restaurant & Apartment
2024 TAXES	$3,043.45
LOCATION	Downtown La Porte
YEAR BUILT	1900
PARKING	Street
VEHICLES/ DAY	20,435 SF

FOR MORE INFORMATION

Lori Tubbs (312) 446-7059 lori@loritubbs.com

Jennifer Gaudy (219) 775-9105 jgaudy@crosspm.com

CROSS PROPERTY MANAGEMENT

LORI TUBBS

REAL ESTATE & DEVELOPMENT CONSULTING

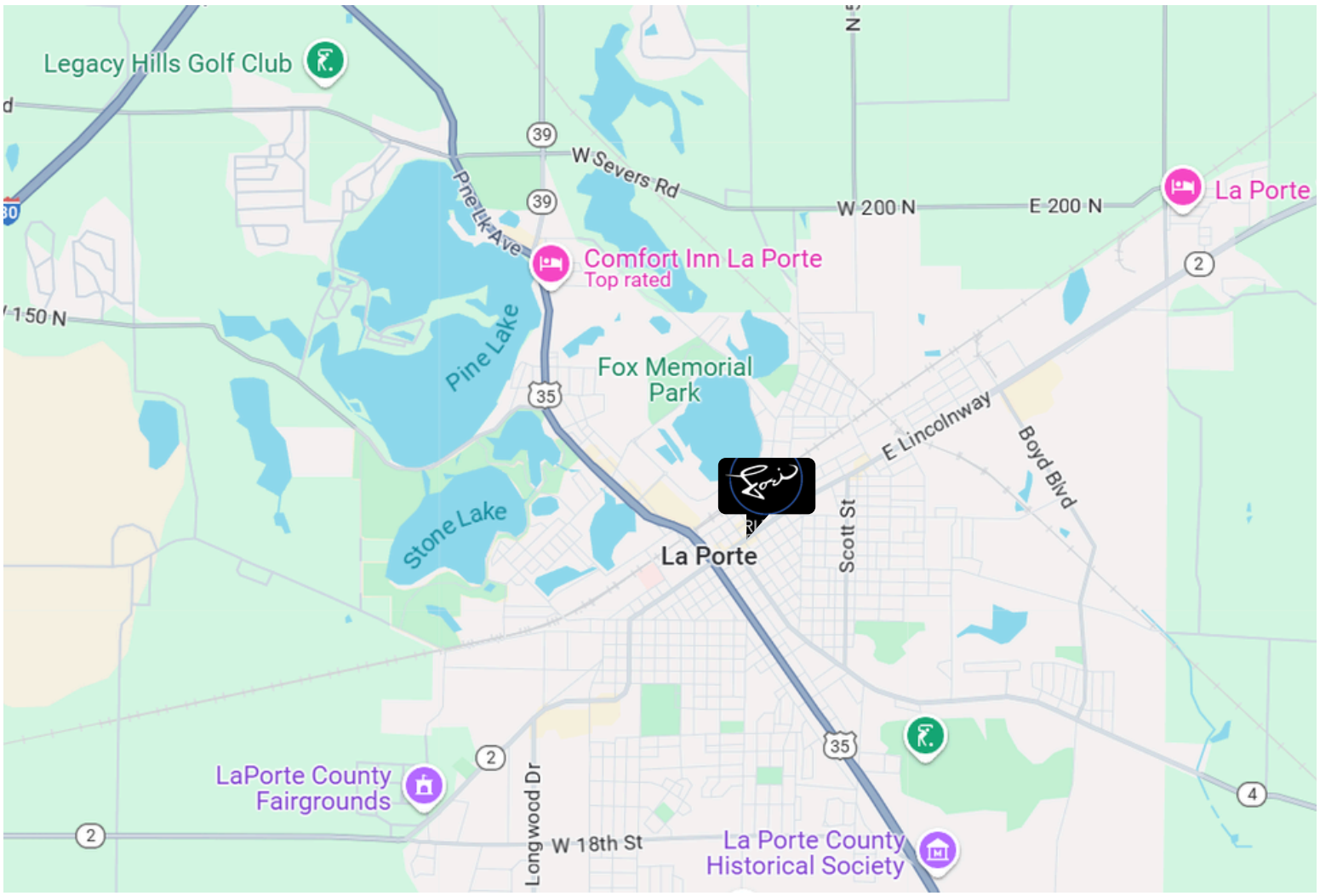
AVAILABLE FOR SALE

518 Lincolnway

LA PORTE, IN 46350

LORI TUBBS

REAL ESTATE & DEVELOPMENT CONSULTING



FOR MORE INFORMATION

Lori Tubbs (312) 446-7059 lori@loritubbs.com

Jennifer Gaudy (219) 775-9105 jgaudy@crosspm.com