

92000 EVENT CENTERBUILDING FOR SALELOCATED IN BUTLER,IN. (Butler)



Location **Indiana**
<https://www.genclassifieds.com/x-571445-z>



Unique opportunity ..We are selling our 1922 , 2 story dual brick building that includes a full basement on each side and a massive 45'x 65' attached garage with a 16' overhead door and 36" service door , plus access ramp in garage to one side of basement and stairway to other side of basement.Each level is approx. 3000sq.ft(including basement)and the garage is just under 3000 sq.ft. giving approx. 12,000 sq.ft.(+/- under roof

The main level of the building features a \$70Kplus renovation just 4 years ago. The one side is our open Event Center. We have comfortably seated 100 people for weddings , receptions ,plays , dinners, dances , concerts and hosted jam sessions , photo shoots, baby showers, family reunions , craft shows, birthday party's, business open house's, graduation open houses, church services , auctions , Indoor yard sales , business meetings, catered corporate meetings and many other events. The hall features a stage and full effects lighting(disco balls, strobe lights and a laser light(which is quite enjoyable when the grandkids come to visit. . .lol).The hall is wired for sound with an awesome stereo system and I even have speakers mounted in the awning on the front sidewalk and speakers in the garage; all hooked up to wifi continuous music. The other side of the main level features 3 offices, a conference room ,dining area with cabinets/countertops ,service countertop ,a huge new commercial glass door Pepsi refrigerator and 11 head Pepsi dispenser(leased by Pepsi for free) ,a commercial grade kitchen featuring a stainless retro Kenmore dual oven/stovetop,22cu.ft. Admiral refrigerator ,stainless 3 bay sink, standard sink, dishwasher, solid oak cabinets and a huge 10' service counter. We have used this kitchen for both in house and off site catering events. This side also features his/hers commercial grade restrooms that are tastefully decorated and a utility/changing room with a shower. Both sides have their own exterior entry doors. All

This is heated/cool with 3 year old, top of the line, energy efficient HVAC unit's with all new ductwork throughout. Almost 1000 sq ft. 2 bedrooms of the 3rd floor feature 10' high ceilings. Above, there are 2 center bedrooms at 100 sq ft each with a master bathroom, 2 smaller bedrooms, full bath, and a dining room. The kitchen has been completely remodeled with new cabinets and plumbing. Also completely fully furnished. My wife and I used this apartment during the summer months when we come back from Florida. The other side of the building (above the offices) conference room features 2 2-bedroom apartments that are in need of total restoration, but once complete could generate great extra income. They both have full bathrooms and kitchens. The wiring and plumbing is all there but needs hooked up to mains. I have new panel boxes for both apartments. There is a huge utility room at the back of the 3rd floor with w/ hook-ups. The basement of the building has 3 separate entrances. One inside the main floor and 2 in the garage (including the ramp previously mentioned). It is a dry basement, as we used part of it for catering and places to store equipment.

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equipment storage, a workshop ,and I also have a washer/dryer hooked up(stays with building).I built the ramp, from the garage to the one side of the basement to store motorcycles (in a heated environment)one winter .I charged \$200 per bike, per month and it was capable of holding up to 30 bikes easily .You won't believe the size/storage down here. The main level also has new plumbing/electrical with access from the basement

This building offers both great entertaining space and privacy .We used it for several different business concepts and it worked well with all of them. As I stated earlier ,the two 2 bedroom apartments need rehabbed, but with those completed, there is huge rental income possibility there too .The main level also has a lot of business opportunity also .Restaurant , deli ,ice cream parlor , bar , social club , "man cave" , retail store , doctors office , dentist office , dance studio , martial arts studio , art gallery ,lodge , discount grocery store , floral shop , auto repair shop office building and bakery have all been suggested.

The building is assessed at \$99,900 .We are looking in the low \$90's but will entertain reasonable cash offers. Absolutely NO land contracts without at least \$50 K (cash) down. For any potential buyers, we use a local title company for quick transaction(very inexpensive ,safe and no hidden % fees) .Please , No realtors. This is a great investment potential or private use building. Hurry, won't last. Please NO emails, text or private message (I won't respond due to scammers/spammers).Call me at Located in Butler,