

Hammond - Indiana TURN-KEY NIGHTCLUB/LOUNGE WITH REAL ESTATE IN CENTRAL BUSINESS DISTRICT

5260-62 Hohman Ave. - Aquavor



Hammond, IN

Hammond, Indiana is the most populous city in Lake County. Hammond is bordered to the north by Lake Michigan and to the south by the Little Calumet River. It is part of the Chicago metropolitan area and the Chicago loop is only half an hour away. The city is home to numerous railroad and trucking companies, as well as manufacturers of steel, petroleum and chemical products. Residents enjoy recreational activities along Lake Michigan and the Hammond Marina, such as swimming, boating, and fishing. The Gibson Woods Nature Preserve features hiking trails in woodlands, wetlands, and sand dune areas. Hammond, Indiana is also home to a campus of Purdue University and a major health center for the Northwest Indiana region.

5260-62 Hohman Ave., Hammond, IN 46320 - Aquavor

Size	~6,100 SF Building
	~5,900 SF Lot
Price	\$649,000 (Real Estate & Business Assets)
Licenses	Liquor & Food

For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

Jarrett Fradin

312.575.0480 Ext. 15

Jarrett@kudangroup.com



156 North Jefferson St.
Chicago, Illinois 60661-1411
kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2012 Male Population	9,013	53,033	118,563
2012 Female Population	9,472	58,075	131,299
2012 Total Population	12,635	79,065	181,370
2012 Total Households	6,564	40,572	91,230
Housing			
2000 Total Housing Units	8,327	47,990	105,007
Income			
2012 Median Household Income	\$31,945	\$40,138	\$44,802
2012 Per Capita Income	\$15,322	\$18,101	\$20,682
2012 Average Household Income	\$42,515	\$49,123	\$55,985

Nearby Businesses

Located in the central Business District of Hammond, Indiana near Indiana Dabney University and the Hammond Academy of Science and Tech with no other nightclub competition nearby.

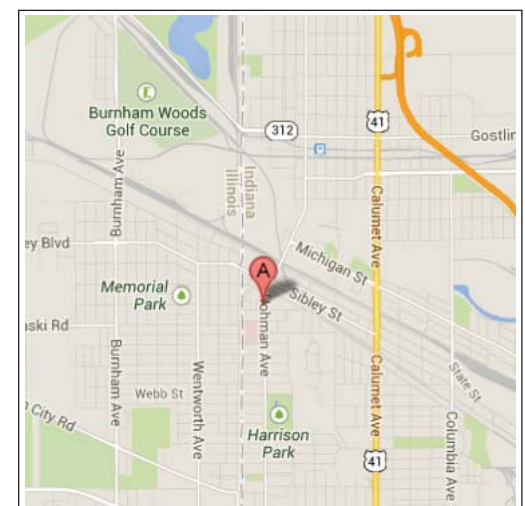
Highlights

\$350,000 Price Reduction! Newly built-out nightclub/lounge with real estate located in the heart of Hammond, 1 mile from the Illinois border. Turn-key opportunity with state-of-the-art entertainment, audio and visual lighting system. This is a Las Vegas-style nightclub close to casinos and the Entertainment District. Owner will provide financing for experienced operators. Lease opportunity also available to qualified operators based on concept, experience and financials.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 645 12-23-2013

Map

Hohman Ave, 1 Mile from IN/IL border.



Business and Property Info Sheet	
Listing Agents	Jarrett Fradin jarrett@kudangroup.com
Transaction Type	Real Estate with Business Assets
Confidentiality	No
Property Type	Split level Nightclub with a Full Basement.
Business Name	Aquavor
Area/ Neighborhood	Hammond , Indiana
Address	5260-62 Hohman Ave
City, Zip	Hammond , IN 46320
Price	\$649,000 (Building & Business Assets) <i>Price Reduced!</i>
2012 Property Taxes	\$2,900
Building Size	+/- 6,100 SF
Lot Size	+/- 5,900 SF
Security Deposit	TBD
Zoning	Commercial
Parking	Street, Meter, Opportunity for Valet
Current Licenses	Liquor and Food
Year Built	2012
Electrical Service	800 Three Phase AMP
Showings	24 hours notice - Listing agent must accompany.
Occupancy Cards	500 Main Floor 49 in VIP Lounge (Mezzanine)
Years of Operation	1
Mayor	Thomas Mc Dermott Jr.
Roof	Modified Rubber
AC	First Floor: 10 Tons Basement: 5 Tons
Leased Items	NONE
Property Description	Split Level Nightclub with Full Basement, ~ 6,100 SF.
Business Data	
Business Description	Newly built-out nightclub/lounge with real estate located in the heart of Hammond, 1 mile from the Illinois border. Turn-key opportunity with state-of-the-art entertainment, audio and visual lighting system. This is a Las Vegas-style nightclub close to casinos and the Entertainment District. Owner will provide financing for experienced operators. Lease opportunity also available to qualified operators based on concept, experience and financials.
Is the business currently operating?	NO

Security Deposit	TBD
Guarantee	12 month Floating guarantee.
Utilities	Tenant pays all utilities.
Type of Basement	Full.
Ceiling Heights	15+'.
Year Established	2012
Years of Operation	2
Hours of Operation	7 days a week. 5PM- 2AM.
Reason for selling	Other interests.
Annual Gross Sales	Please contact agent for sales data.
FF&E included?	Yes, please contact agent for detailed asset list.
Inventory included?	YES
Training provided?	YES – TBD