

## Brooks Galloway Real Estate & Auction Co., Inc.

**8481 W. College Street  
French Lick, IN. 47432**

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- OWNER:** Wickliffe Plaza Family Restaurant and Lounge
- PRICE:** \$259,000 Includes restaurant, 3 way liquor license w/carry out, kitchen equipment and storage barn.
- LEGAL Description:** PT SE SW 4-2-2- Containing 4.96 Acres +/- in Patoka Township, Crawford County
- LOCATION:** 8501 W. State Rd 164, Eckerty, Indiana
- DIRECTIONS:** From French Lick, Hwy 145 South to Hwy 164 at Patoka Lake, 1 mile West on Hwy 164 located on left side of Hwy. Just minutes from the Patoka Lake main gate.

<b>Type Construction:</b>	<b>Frame</b>	<b>Bathrooms:</b>	<b>2-Half Baths</b>
<b>Stories:</b>	<b>One</b>	<b>Dining Room:</b>	<b>Occupancy 100</b>
<b>Exterior:</b>	<b>Metal Siding &amp; Roof</b>	<b>Bar Area:</b>	
<b>Square Feet:</b>	<b>1,872 Mobile Home 14 x 68</b>	<b>Outside Deck</b>	<b>: Occupancy 50</b>
<b>Year Established:</b>	<b>1975</b>		
<b>Heating:</b>	<b>3 Gas Furnaces</b>	<b>Kitchen:</b>	<b>Ansal System</b>
<b>Air Conditioning:</b>	<b>2 Central Air Conditioners</b>	<b>Equipment:</b>	<b>Walk-In Cooler</b>
<b>Land/Lot Size:</b>	<b>4.96 Acres+/-</b>		<b>6 Burner Stove</b>
<b>Water:</b>	<b>Patoka</b>		<b>2 Conventional Ovens</b>
<b>Sewer:</b>	<b>Septic / Patoka Available</b>		<b>12 Case Beer Cooler</b>
<b>Type Road:</b>	<b>State Highway</b>		<b>2 TV's</b>
<b>Annual Taxes:</b>			<b>5 Beer Keg Dispensers</b>
			<b>3 Deep Fryers</b>
			<b>4 Pizza Ovens</b>
			<b>6 Unit Pager System</b>

**ADDITIONAL REMARKS:** This popular restaurant and lounge is located near the main access road to Indiana's 2<sup>nd</sup> largest lake (@8800 Acres at normal levels). Visitors to this scenic Patoka Lake State Reservoir, locals, and many who own nearby vacation properties enjoy this well-established business. Enjoy a business with a reputation of excellent food and drinks and lots of fun!

