

Former Boston's Pizza

Former Boston's Pizza

3911 Venetian Drive, Newburgh, IN 47630



OFFERING SUMMARY

Sale Price:	\$1,750,000
Lease Rate:	\$26/SF NNN
Lot Size:	1.95 Acres
Building Size:	6,255 SF
Year Built:	2006
Zoning:	C-4
Market:	Evansville Henderson MSA - Newburgh
Parking Space:	133 +/- with 6 handicap accessible

PROPERTY OVERVIEW

SVN The Martin Group is proud to offer for sale or lease this turnkey restaurant opportunity located on a busy highway close to I-69 in Newburgh IN.

The building offers a total of 6,255 square feet of indoor area, which includes a family dining room, bar, kitchen and service areas. The property also has a 1,136 square foot covered patio dining area. This area is of a high level of finish including glass panels that extend the seasonal use of the space. The outdoor space adds lower cost seating during peak seasons, and it gives the building desirable curb appeal.

This property was most recently operated as a Boston's Gourmet Pizza restaurant and Sports Bar. The building was purpose-built in 2006 and operated until October 2019. Most FF&E remain and can be included in the sale.

PROPERTY HIGHLIGHTS

- Turnkey restaurant opportunity in high traffic area
- Ample parking [133 +/- spaces]
- Close to a large hospital, several specialty medical offices, many hotels and apartments

Scott Edmond

Senior Advisor
812.453.3102
scott.edmond@svn.com

Chris Stuard

Senior Advisor
812.471.2500
chris.stuard@svn.com

Andy Martin

Managing Director
317.849.8001
andy.martin@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Former Boston's Pizza

Former Boston's Pizza

3911 Venetian Drive, Newburgh, IN 47630



Scott Edmond

Senior Advisor

812.453.3102

scott.edmond@svn.com

Chris Stuard

Senior Advisor

812.471.2500

chris.stuard@svn.com

Andy Martin

Managing Director

317.849.8001

andy.martin@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Former Boston's Pizza



Scott Edmond

Senior Advisor
812.453.3102
scott.edmond@svn.com

Chris Stuard

Senior Advisor
812.471.2500
chris.stuard@svn.com

Andy Martin

Managing Director
317.849.8001
andy.martin@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.