



# FOR SALE

5535 ST JOE RD, FORT WAYNE, IN 46835  
**SNICKERZ COMEDY BAR**

## DESCRIPTION

Owner Retiring - this is your opportunity to walk into a successful on-going business! This sale includes the real estate, personal property, 210 liquor license and the business. Snickerz Comedy Bar is one of the country's longest running A-Room comedy clubs, and has been named one of the top 5 comedy clubs in the United States by Comedy USA. This complete package will allow you to continue running this successful comedy club, or come up with your own concept and move it into this outstanding location today! This property offers an additional parking lot behind the Wells Fargo building.

## OVERVIEW

<b>Listing Price:</b>	\$1,190,000.00
<b>Building Size:</b>	7,684 SF
<b>Year Built:</b>	1986
<b>Lot Size:</b>	1.58 AC
<b>Date Available:</b>	Immediate

## FEATURES

- Includes Real Estate, Equipment, Liquor License & Business
- Prime Location w/ High Visibility
- Incredible Profit Margin at Part-Time Hours

## SUCCESSFUL ON-GOING BUSINESS OPPORTUNITY

### BRANDON STEFFEN

P | 260.710.5684

E | BRANDON.STEFFEN@STEFFENGRP.COM

### JILL HIEBER

P | 260.710.4573

E | JILL.HIEBER@STEFFENGRP.COM



# FOR SALE

5535 ST JOE RD, FORT WAYNE, IN 46835  
SNICKERZ COMEDY BAR

## PROPERTY INFORMATION

<b>Address:</b>	5535 St. Joe Rd.	<b>Nearest Interstate:</b>	I-69
<b>City/State/Zip:</b>	Fort Wayne, IN 46835	<b>Distance to Interstate:</b>	2 Miles
<b>County:</b>	Allen	<b>Handicap Access:</b>	Yes
<b>Township:</b>	St. Joseph	<b>Taxes:</b>	\$16,367.30
<b>Zoning:</b>	Neighborhood Center	<b>Tax Year:</b>	2014 Payable 2015
<b>Total Area:</b>	8,308 SF	<b>Owner:</b>	Snickerz Inc.
<b>Main Floor:</b>	7,684 SF	<b>Parcel ID:</b>	02-08-19-227-024.000-072
<b>Second Floor Office:</b>	624 SF		
<b>Construction Type:</b>	Concrete Block		
<b>Roof:</b>	Metal, Rubber		
<b>Foundation:</b>	Slab		
<b>Heating:</b>	Gas forced air		
<b>Cooling:</b>	Central air		
<b>Electric:</b>	220		
<b>Vacant:</b>	No		
<b>Construction Year:</b>	1986		
<b>No. of Floors:</b>	2		
<b>Sprinkled:</b>	No		
<b>Parking:</b>	Paved – Adequate		

## SALE INFORMATION

<b>Listing Price:</b>	\$1,190,000.00
<b>Terms of Sale:</b>	Cash at Closing
<b>Liquor License:</b>	210
<b>Business:</b>	Included
<b>Equipment &amp; Inventory:</b>	Included

### BRANDON STEFFEN

P | 260.710.5684

E | BRANDON.STEFFEN@STEFFENGRP.COM

### JILL HIEBER

P | 260.710.4573

E | JILL.HIEBER@STEFFENGRP.COM



# FOR SALE

5535 ST JOE RD, FORT WAYNE, IN 46835  
SNICKERZ COMEDY BAR



**BRANDON STEFFEN**

P | 260.710.5684

E | BRANDON.STEFFEN@STEFFENGRP.COM

**JILL HIEBER**

P | 260.710.4573

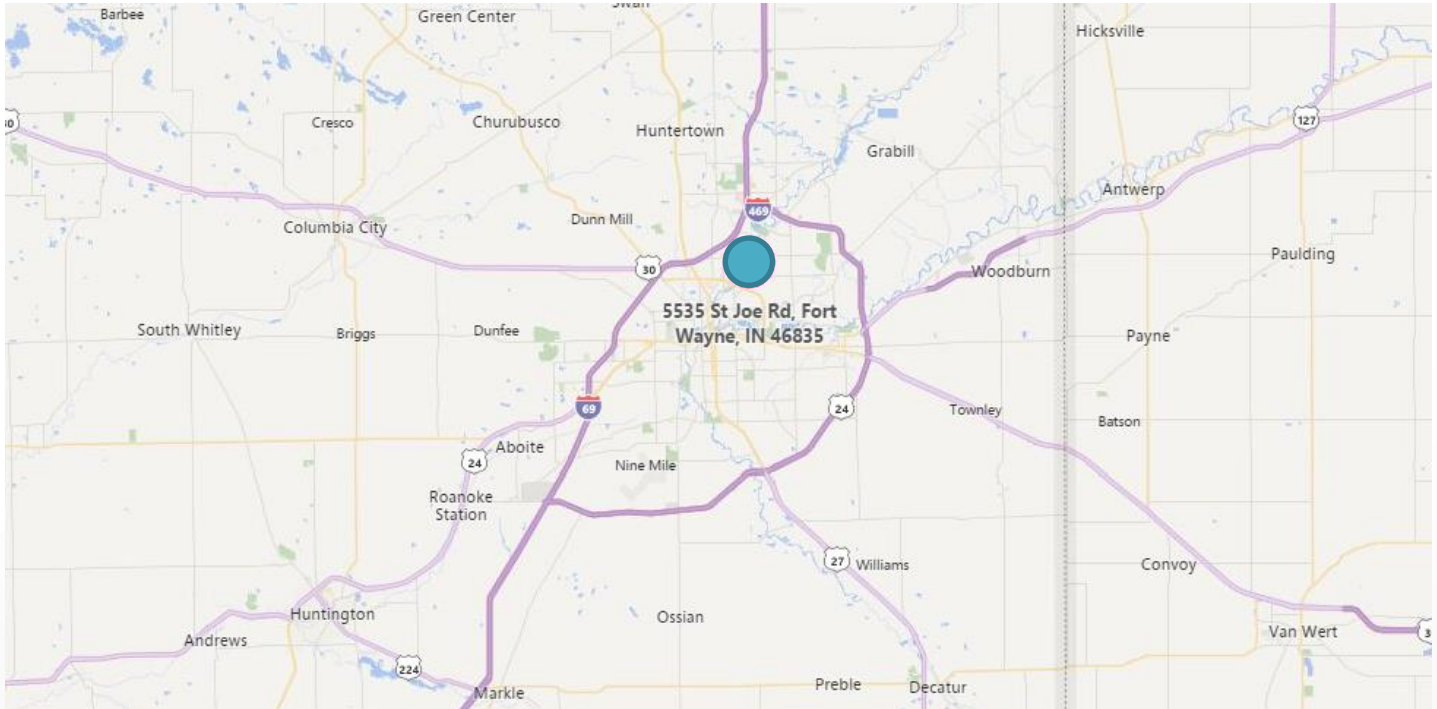
E | JILL.HIEBER@STEFFENGRP.COM





# FOR SALE

5535 ST JOE RD, FORT WAYNE, IN 46835  
SNICKERZ COMEDY BAR



**BRANDON STEFFEN**

P | 260.710.5684

E | BRANDON.STEFFEN@STEFFENGRP.COM

**JILL HIEBER**

P | 260.710.4573

E | JILL.HIEBER@STEFFENGRP.COM



# FOR SALE

5535 ST JOE RD, FORT WAYNE, IN 46835  
SNICKERZ COMEDY BAR



**BRANDON STEFFEN**

P | 260.710.5684

E | BRANDON.STEFFEN@STEFFENGRP.COM

**JILL HIEBER**

P | 260.710.4573

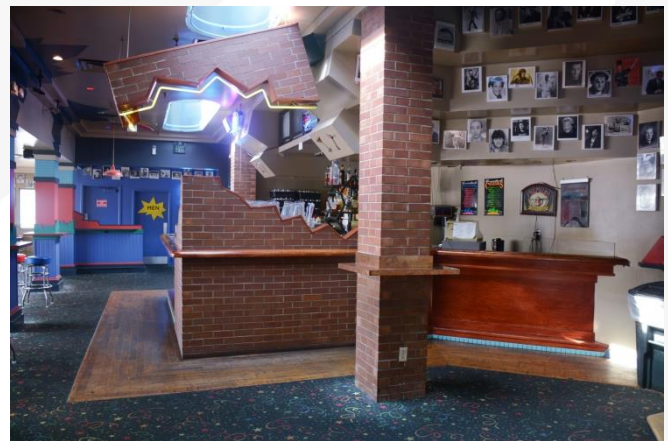
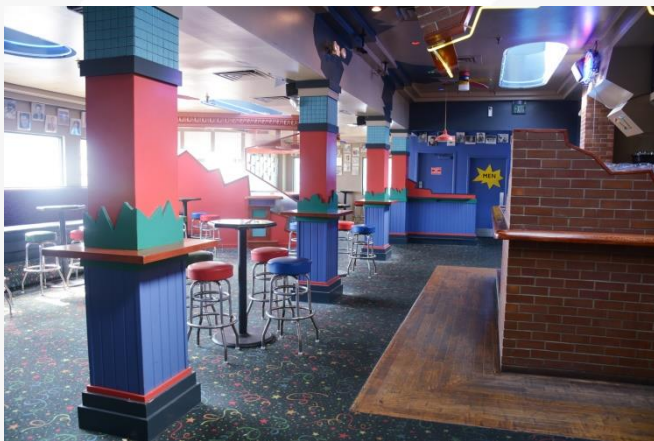
E | JILL.HIEBER@STEFFENGRP.COM





# FOR SALE

5535 ST JOE RD, FORT WAYNE, IN 46835  
SNICKERZ COMEDY BAR



**BRANDON STEFFEN**

P | 260.710.5684

E | BRANDON.STEFFEN@STEFFENGRP.COM

**JILL HIEBER**

P | 260.710.4573

E | JILL.HIEBER@STEFFENGRP.COM





# FOR SALE

5535 ST JOE RD, FORT WAYNE, IN 46835  
SNICKERZ COMEDY BAR



**BRANDON STEFFEN**

P | 260.710.5684

E | BRANDON.STEFFEN@STEFFENGRP.COM

**JILL HIEBER**

P | 260.710.4573

E | JILL.HIEBER@STEFFENGRP.COM





# FOR SALE

5535 ST JOE RD, FORT WAYNE, IN 46835  
SNICKERZ COMEDY BAR



**BRANDON STEFFEN**

P | 260.710.5684

E | BRANDON.STEFFEN@STEFFENGRP.COM

**JILL HIEBER**

P | 260.710.4573

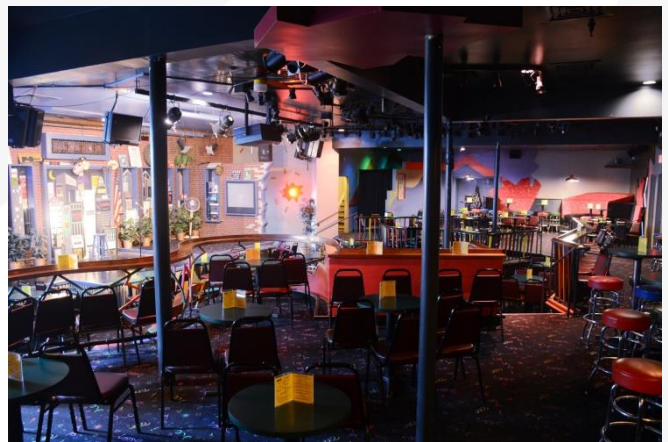
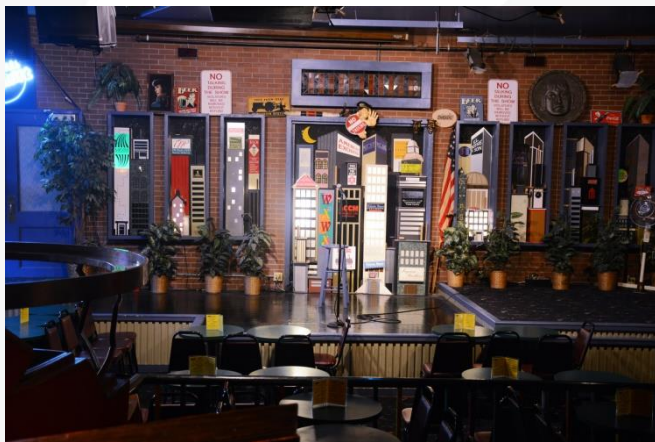
E | JILL.HIEBER@STEFFENGRP.COM





# FOR SALE

5535 ST JOE RD, FORT WAYNE, IN 46835  
SNICKERZ COMEDY BAR



**BRANDON STEFFEN**

P | 260.710.5684

E | BRANDON.STEFFEN@STEFFENGRP.COM

**JILL HIEBER**

P | 260.710.4573

E | JILL.HIEBER@STEFFENGRP.COM

**STEFFEN**  
GROUP

# FOR SALE

5535 ST JOE RD, FORT WAYNE, IN 46835  
SNICKERZ COMEDY BAR



**BRANDON STEFFEN**

P | 260.710.5684

E | BRANDON.STEFFEN@STEFFENGRP.COM

**JILL HIEBER**

P | 260.710.4573

E | JILL.HIEBER@STEFFENGRP.COM





# FOR SALE

5535 ST JOE RD, FORT WAYNE, IN 46835  
SNICKERZ COMEDY BAR



## BRANDON STEFFEN

P | 260.710.5684

E | BRANDON.STEFFEN@STEFFENGRP.COM

## JILL HIEBER

P | 260.710.4573

E | JILL.HIEBER@STEFFENGRP.COM

