

**COMMERCIAL****FOR SALE**

Historic Building in Downtown Huntington

Historic opportunity to own the Milligan Building in vibrant downtown, Huntington, IN. The main level establishment, Silver Moon III, pays homage to the original bar/tavern occupant from 1885. This turnkey establishment has a 3-way liquor license, all the kitchen equipment, and inventory. The second and third floors have been gutted and are ready for new finishes. All new electrical services, HVAC, and plumbing have been roughed in, and received brand new windows in 2021. The sale also includes high-value cabinetry and fixtures for the apartments. A transferable façade grant is available.

Featured Property Highlights

- 9,450 SF
- **FOR SALE: \$675,000**
- › 2nd & 3rd floors are renovation ready

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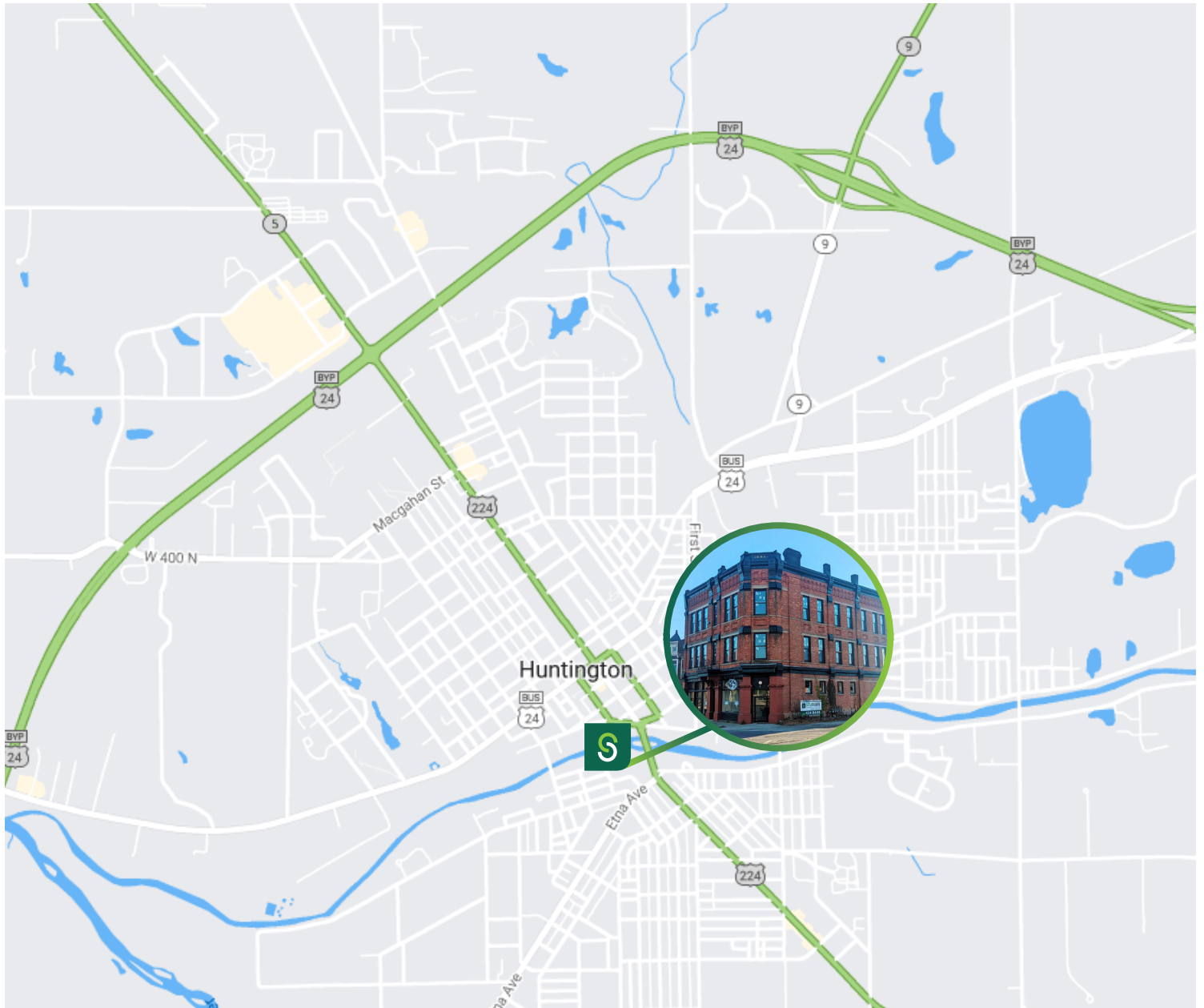
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Milligan Building

32 N Jefferson St
Huntington, IN 46750



Excellent Location

Milligan Building is in the downtown Huntington Historic District. The building is a three-story building with 9,450 SF along the banks of the Little River and River Greenway. Downtown Huntington continues to add new shops and restaurants each year. In the Historic District, you find numerous restored storefronts offering furniture, sewing supplies, candy, musical instruments and records, restaurants, art studios, and along with the Huntington Arts & Entrepreneurial Center. Huntington, Indiana, is less than 25 miles southwest of Fort Wayne, Indiana.

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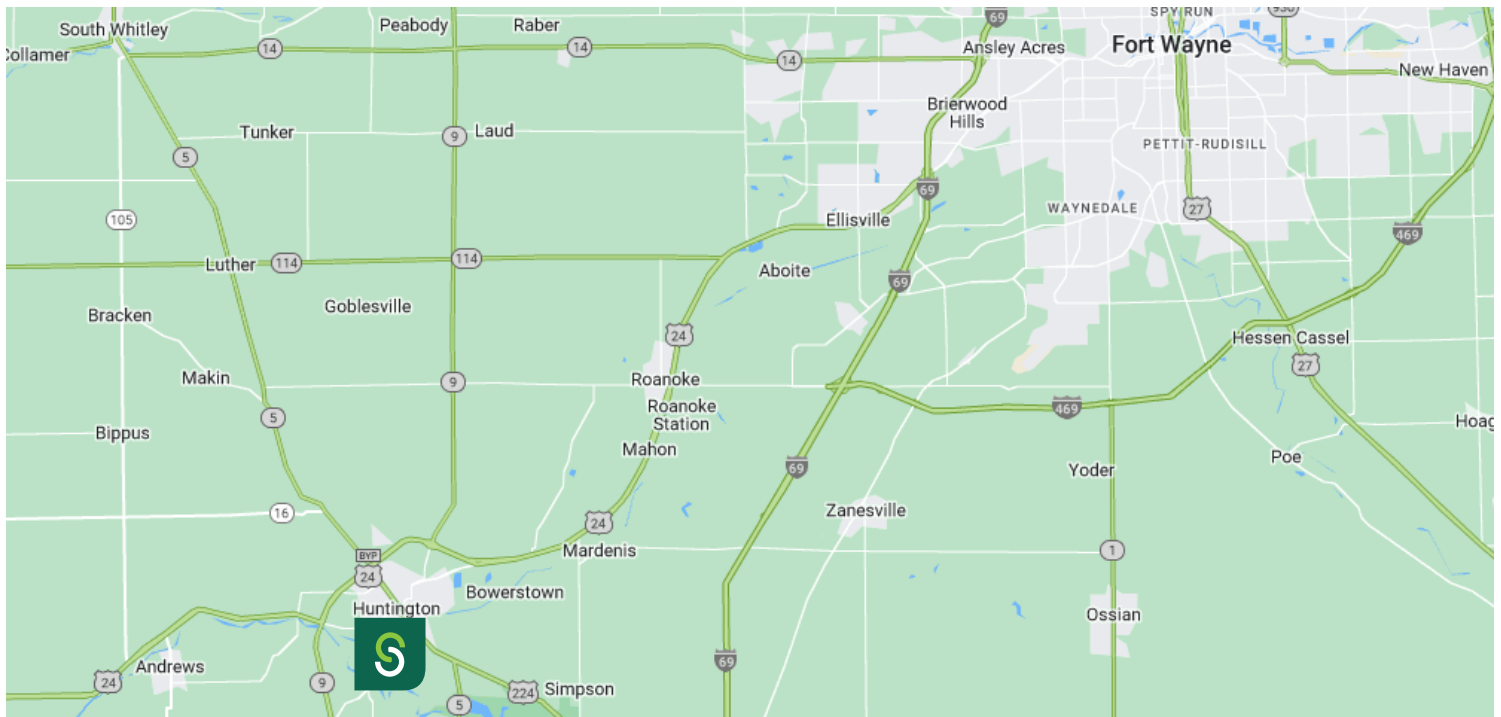


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Historic photo circa 1897



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Milligan Building

32 N Jefferson St
Huntington, IN 46750

COMMERCIAL IMPROVED FOR SALE

Property Name	Milligan Building
Address	32 North Jefferson Street
City, State, Zip	Huntington, IN 46750
County	Huntington
Township	Huntington
Parcel No.	35-05-15-400-436.700-005
2022 Tax/Payable 2023	\$3,780.00



SALE INFORMATION

Price	\$675,000
Terms	Cash at Closing

BUILDING INFORMATION

Property Type	Commercial
Total Area SF	9,450 SF
Vacant SF	9,450 SF
Occupancy Rate	0%
Year Built	1883
Year Renovation	Began 2021
No. of Stories	3 Floors, on a basement
Tenancy	Mixed Use
Construction Type	Wood Frame
Roof	Flat Rubber
Heating	Package
A/C	Package
Lighting	LED/Fluorescent
Electric Service	Single Phase/400 Amp
Ceiling Height	14'
ADA Compliant	TBD
Security	Yes
Restrooms	3 on main, & multiple on 2 nd & 3 rd
High Speed Data	Available
Signage	Available on Main Level

SITE DATA

Site Acreage	0.11
Zoning & Description	B-1, Business
Parking Description	Street
Parking Count	TBD
Nearest Interstate	US 224 and US 24 (Business)
Rail Service	NA

UTILITIES

Electric Supplier	Duke
Natural Gas Provider	Vectren
Water & Sewer Provider	City of Huntington
Internet Service	Metronet

ADDITIONAL INFORMATION

- Turnkey establishment on 1st Floor ~ Silver Moon III
- Include all kitchen equipment, inventory, and 3-way liquor license
- 2nd & 3rd Floors have new roughed in HVAC, plumbing, and electrical services
- Sale includes unboxed cabinetry and fixtures
- All windows replaced in 2021

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SturgesProperty.com

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