



Steuben County Mixed-Use

189 & 215 E SR 120

Fremont, IN 46737



Unique Mixed-Use Property on ±6 AC

Mixed-use opportunity now available for sale along SR 120 in Fremont, IN, within a few minutes from I-69 and the I-80/90 bypass. The property includes four parcels, all zoned GB - General Business, offering flexibility for a wide range of commercial uses. A former restaurant at the front of the property includes commercial kitchen equipment and could be repositioned for retail, food services, office, or another business concept. The well-maintained three bedroom residence at the back of the property features a wraparound deck and provides convenient on-site living for an owner or operator. With ample acreage, business zoning, and a good combination of commercial and residential improvements, this property offers significant redevelopment and owner-user potential.

Property Highlights

- ▶ ±6 AC on four parcels
- ▶ Includes a former restaurant, a residence, and additional land acreage
- ▶ Residence includes large air-conditioned shed and heated pole barn
- ▶ Near I-69 and I-80/90 Toll Road
- ▶ **FOR SALE: \$529,000**

ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

JOHN CAFFRAY

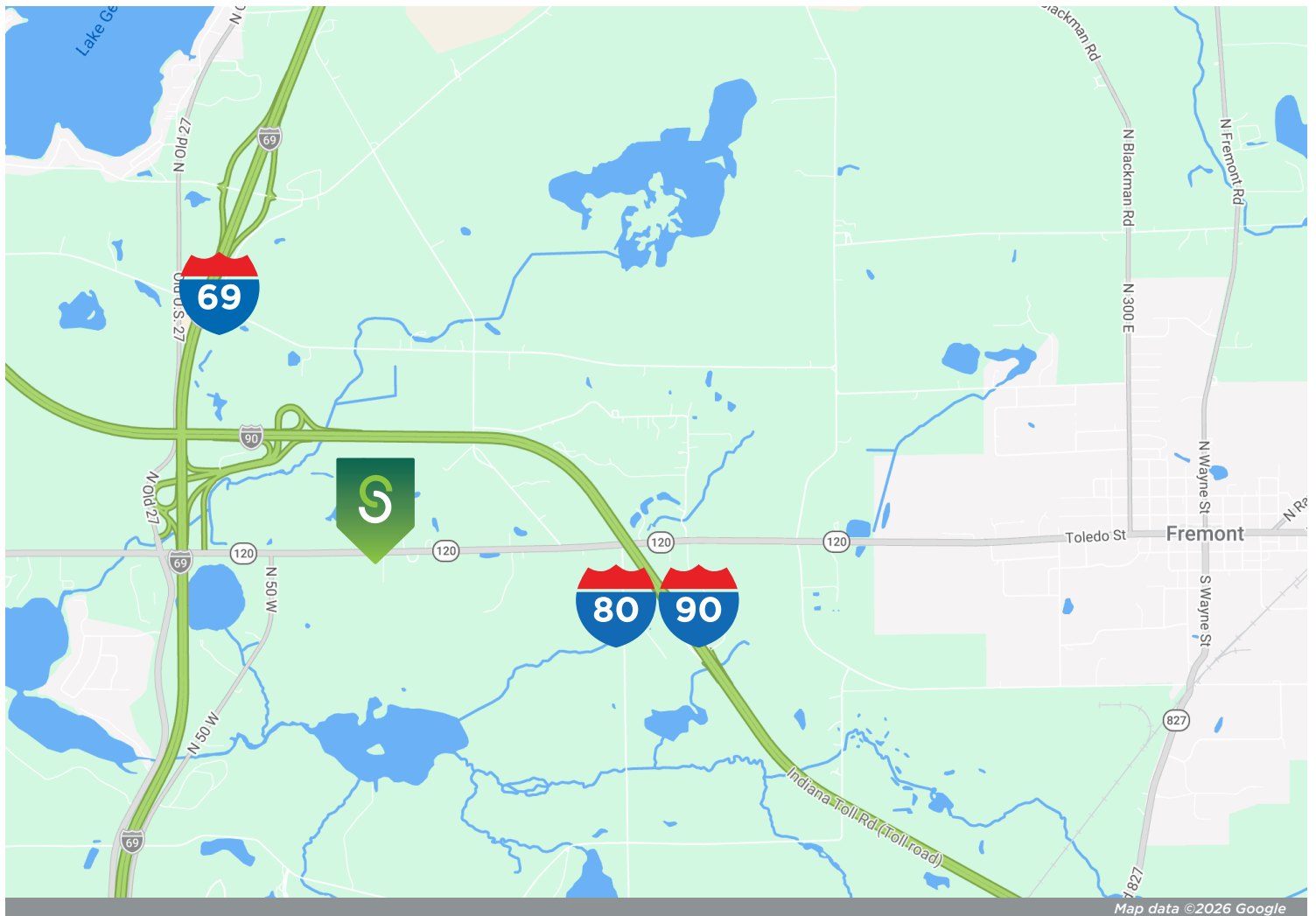
Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com



Steuben County Mixed-Use

189 & 215 E SR 120

Fremont, IN 46737



Excellent Location

This property offers excellent regional connectivity with frontage along SR 120, providing direct access east to Fremont and west to I-69. I-69 connects the area to Fort Wayne to the south and Detroit to the north, while the nearby I-80/90 Indiana Toll Road offers convenient access to South Bend and Chicago to the west and Toledo and Cleveland to the east.

The surrounding area experiences strong year-round traffic, with a significant increase during the summer tourism season. Fremont is well-known for its proximity to Lake James, Snow Lake, and the region's many recreational lakes, attracting seasonal residents, vacationers, and outdoor enthusiasts. The property also benefits from nearby traffic generators including several hotels, Red Barn Acres, The Outlet Shoppes at Fremont, and Satek Winery, all of which contribute to consistent visitor activity and excellent exposure along the corridor.

ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

JOHN CAFFRAY

Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com



Steuben County Mixed-Use

189 & 215 E SR 120

Fremont, IN 46737

Site Plan - 6 AC



Property Breakdown

The property is comprised of 4 parcels totaling approximately 6 acres. 215 E SR 120, located along the north frontage of the property, features a former restaurant building with 2,668 SF on the main level and an additional 936 SF on the second floor. Situated on a 1.47-acre parcel, the building was constructed in 1987 and includes a commercial kitchen hood and Ansul fire suppression system, dishwasher, three-compartment sink, steam equipment, and various additional restaurant equipment included in the sale.

Directly behind the restaurant is 189 E SR 120, an occupied 2,128 SF residence situated on 1.77 acres. Built in 1999, the home features a single-story layout with a loft, unfinished basement, and wraparound deck. The property also includes a 312 SF air-conditioned shed constructed in 2023 and an 864 SF heated barn built in 2010.

Parcels 3 and 4 are unimproved vacant land. Parcel 3 contains approximately 0.50 acres, while Parcel 4 encompasses approximately 2.27 acres, providing additional development or expansion potential.



2,128 SF residence (189 E SR 120)



3,604 SF former restaurant building (215 E SR 120)

ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

JOHN CAFFRAY

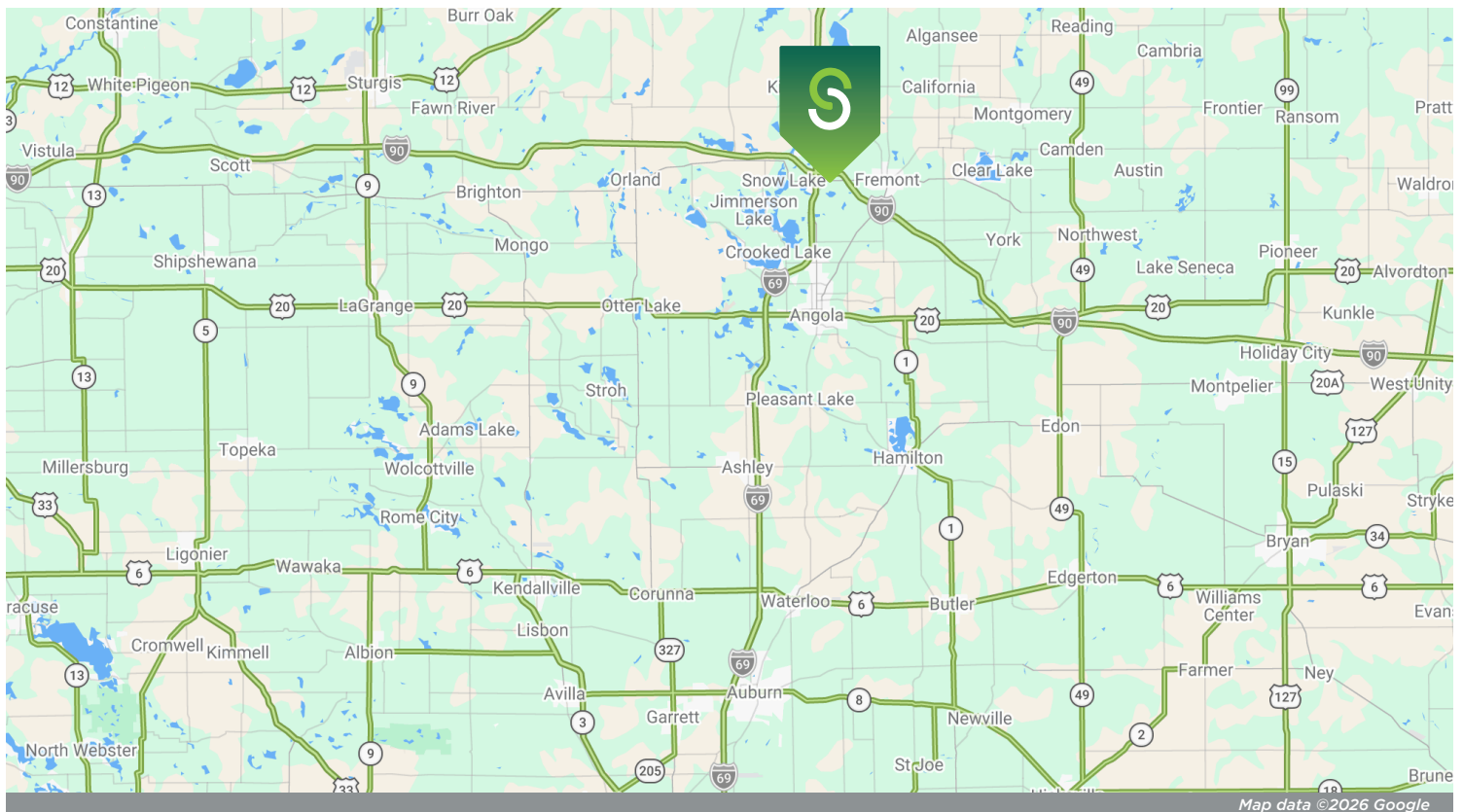
Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com



Steuben County Mixed-Use

189 & 215 E SR 120

Fremont, IN 46737



© 2026 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Snazzy Maps, Google Maps, and/or Google Earth, and are therefore the property of Google.

ANDREW ECKERT

Broker

260 424 8448

andrew.eckert@sturgespg.com

JOHN CAFFRAY

Vice President of Brokerage

260 424 8448

john.caffray@sturgespg.com



Steuben County Mixed-Use

189 & 215 E SR 120

Fremont, IN 46737

PROPERTY INFORMATION

Address	189 & 215 E SR 120
City, State, Zip	Fremont, IN 46737
County	Allen
Township	Jamestown
Parcel Number	76-03-25-000-009.000-006 76-03-25-000-009.010-006 76-03-25-000-009.020-006 76-03-25-000-010.020-006
2025 Tax/Payable 2026	\$2,824.44



SALE INFORMATION

Price	\$529,000
Terms	Cash at close

SITE DATA

Site Acreage	±6 AC
Zoning & Description	GB - General Business
Nearest Interstate	I-69 & I-80/90 Toll Road, 0.7 mi
Traffic Count	5,336 - SR 120 21,565 - I-69 23,818 - I-80/90

UTILITIES

Electric Provider	Steuben County REMC
Natural Gas Provider	NIPSCO
Water Provider	Well
Sewer Provider	City of Fremont

BUILDING INFORMATION

Property Type	Mixed-use/commercial/residential
Total Area SF	3,604 SF - Former restaurant 2,128 SF - residence
Vacant SF	3,604 SF
Year Built	1987/1999/2010/2023
# of Stories	2 - Former restaurant 1 (with loft) - Residence
Construction Type	Wood frame
Roof	Shingle

ADDITIONAL INFORMATION

- Property consists of 4 parcels on ±6 AC
- 1 former restaurant building and 1 residence with a barn and a shed
- Redevelopment or owner-user opportunity

ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

JOHN CAFFRAY

Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com