



Port Hole Inn

Chris Cockerham, CPM, GRI
Commercial Manager/Broker
+1 812-330-7568
chris@cockerham.us

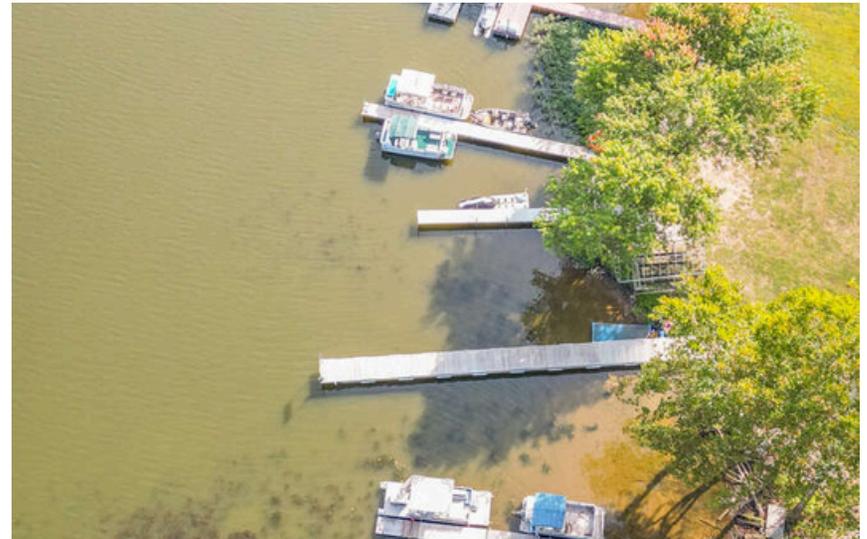


Property Overview

The **Porthole Inn**, a legendary bar & grill overlooking Lake Lemon, is now available for purchase. This unique opportunity includes both the **real estate and the established restaurant business**, which has been serving the Unionville and Bloomington community since 1957.

The offering consists of a ±2,682 SF restaurant building featuring indoor and outdoor seating, a full commercial kitchen with pizza oven and walk-in coolers, and a bar with a small stage for live entertainment. Recent updates include new garage doors on the east side of the building. The property also offers ample parking and includes a detached one-bedroom, one-bath cabin, ideal for staff housing, storage, or supplemental rental income. A dock on Lake Lemon, leased for use by the Porthole Inn (Leased Annually), provides direct lake access and attracts boaters and lake visitors as customers.

The **Porthole Inn business** conveys with **liquor and food licenses, all furniture, fixtures, and equipment (FF&E)**, and a **brand legacy spanning more than six decades**. The business is fully operational, open year-round, and financials are available upon request.



Property Highlights

- **Building Size:** ±2,682 SF restaurant + detached 1BR/1BA cabin
- **Business:** Porthole Inn – operating since 1957
- **Dock on Lake Lemon** for direct lake access & boat customers
- **Licenses:** Liquor license & food license included
- **Equipment:** All dining & kitchen equipment included
- **Parking:** Ample onsite parking
- **Location:** Steps from Lake Lemon with potential boat traffic

Asking Price

\$795,000

Building SF

+/- 2,682



Property Pictures



Property Pictures



Property Pictures



Property Pictures



Lake Lemon

Lake Lemon, a 1,650-acre reservoir just 10 miles northeast of Bloomington, is the 11th largest lake in Indiana and a popular destination for boating, fishing, swimming, and lakeside dining. Managed by the Lake Lemon Conservancy District, the lake features a marina, public beach, boat ramps, and surrounding nature preserves. Its proximity to Indiana University and blend of recreation, waterfront living, and local landmarks like the Porthole Inn make Lake Lemon a unique and desirable southern Indiana destination.



BLOOMINGTON, IN

Home of the Hoosiers, Bloomington and Monroe County was established in 1818 with Indiana University founded just two years later, in 1820. Indiana University is the foundation of the Bloomington making it the 5th largest city in Indiana. Located 50 miles south of Indianapolis, Bloomington is nestled in the southern hills of Indiana. Bloomington is also home to a vibrant Life Science Industry with Companies that include Cook Medical, Catalent and Baxter. With the investment of Bill Cook and the Cook Family, Bloomington's downtown has transformed into a model for other cities that features diverse restaurants, entertainment venues and retail shops. Bloomington's downtown is also home to many national festivals and art shows.





8939 E. South Shore Drive

Investment Contacts

Chris Cockerham, CPM, GRI

Commercial Manager/Broker

+1 812-330-7568

chris@cockerham.us

Layton Cockerham

Licensed Assistant

+1 812-330-7525

Layton@cockerham.us

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