

Family Entertainment Center



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



4747 State Road 46 W.
Bloomington, IN

Property Overview

This Mini Golf Course is a fully upgraded, multi-use entertainment property situated on 2.82 acres along the highly traveled State Road 46 corridor. The property features an 8,400 SF, three-level main building, a dedicated mini golf support building, private parking, and a newly installed income-producing digital sign. Certain Spaces are available For Lease contact us for more information.



Property Highlights

Main Building

- Main Level: Full-service restaurant
- Basement Level: Open bar space with separate entrance
- Second Level: Updated efficiency apartment (Airbnb-ready with all new furniture) and private office
- Three-way liquor license
- Large commercial refrigerator & freezer/fridge combo



Asking Price
\$1,500,000

Property Highlights

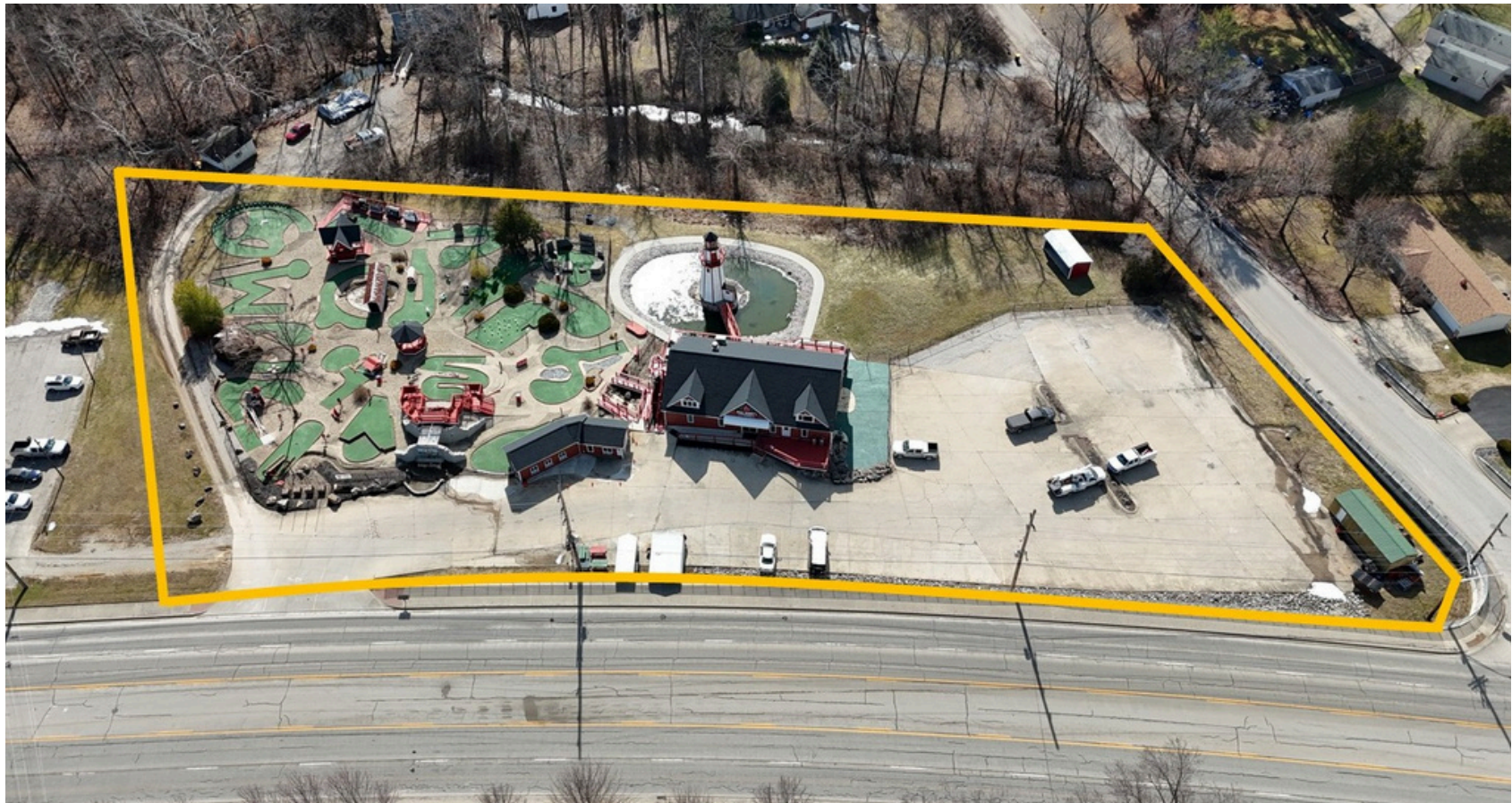
Mini Golf & Putt Hut

- Separate building for club/ball pickup and food service
- Large 2025 addition to the Putt Hut, suitable for expanded concessions or small take-out restaurant use
- New court coatings on mini golf course (2024)
- New sound system throughout course
- Energy-efficient LED lighting across entire property
- New exterior WiFi extenders providing full property coverage
- New outdoor live music stage with electrical
- New outdoor bar
- New Turf on the Mini Golf Course



Property Information

Site Descriptions	
Address	4747 W. State Road 46 Bloomington, IN 47404
Parcel Number	53-04-14-100-053.000-013
Alt Parcel Number	009-16350-00
Number of Buildings	3
Number of Units	3
Number of Stories	3
Acres	2.81



Property Pictures



Property Pictures



Property Pictures



Property Pictures



Property Pictures



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.





4747 State Road 46 W.

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

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Colliers International nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.