

Commercial Opportunity- 318 N. 9th St., Clinton, IN
318 N. 9th St.
Clinton, IN 47842

\$319,000
0.4± Acres
Vermillion County



Commercial Opportunity- 318 N. 9th St., Clinton, IN
Clinton, IN / Vermillion County

SUMMARY

Address

318 N. 9th St.

City, State Zip

Clinton, IN 47842

County

Vermillion County

Type

Commercial

Latitude / Longitude

39.662948 / -87.408463

Dwelling Square Feet

3,563

Bedrooms / Bathrooms

/ 2

Acreage

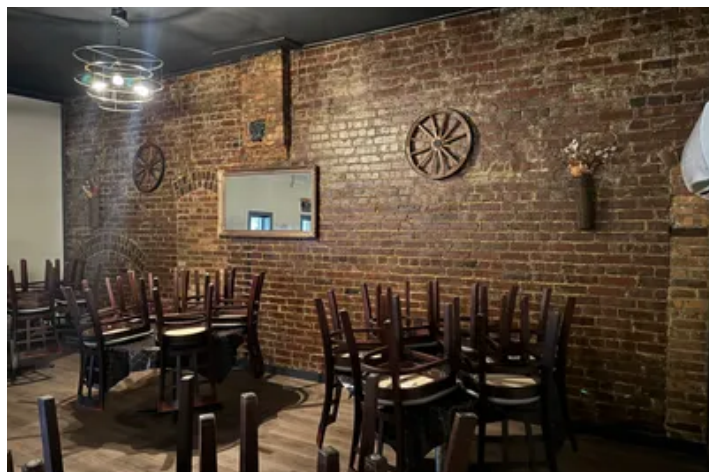
0.4

Price

\$319,000

Property Website

<https://indianalandandlifestyle.com/property/commercial-opportunity-318-n-9th-st-clinton-in-vermillion-indiana/119143/>



Commercial Opportunity- 318 N. 9th St., Clinton, IN Clinton, IN / Vermillion County

PROPERTY DESCRIPTION

Turn-Key Restaurant for Sale — Clinton, Indiana

318 N. 9th St., Clinton, IN

Prime Commercial Restaurant Opportunity

Turn-key restaurant property in a **high-traffic Clinton location**, offering over **3,500 square feet** of remodeled restaurant space. Extensively updated in **2025**, this property is ready for a new owner or operator.

Property Highlights

- **3,500+ sq. ft.** of restaurant space
- **Remodeled in 2025**
- **New AC/HVAC system**
- **New water heater**
- **New flooring**
- **Fresh interior paint**
- **Built-in bar**
- **4 bathrooms**
- **All restaurant equipment included**
- **Large parking lot**
- **115 feet of road frontage**
- **High-traffic location**
- **24' x 24' covered outdoor seating area**
- **Turn-key — ready for immediate use**

Whether you're an established restaurateur looking to expand or an entrepreneur ready to open your own restaurant, this property offers a great opportunity with the major improvements and equipment already in place.

318 N. 9th St., Clinton, Indiana — 3,500+ sq. ft. of restaurant space, extensive 2025 updates, excellent visibility, ample parking, and everything needed to get cooking.

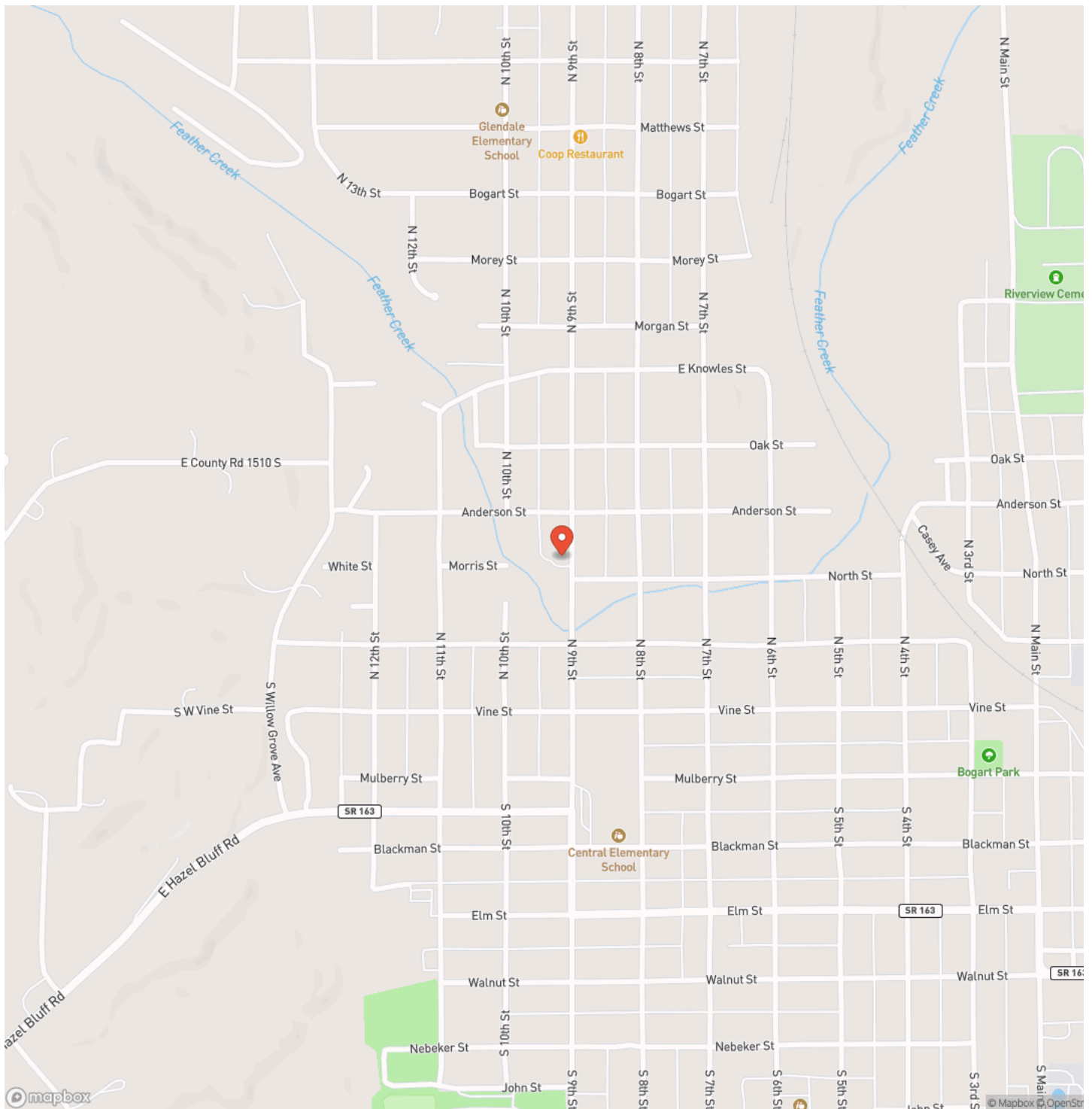
Schedule your private showing today!

Contact Listing Agent Ty Cottrell at [812-236-3117](tel:812-236-3117) or tcottrell@mossyoakproperties.com

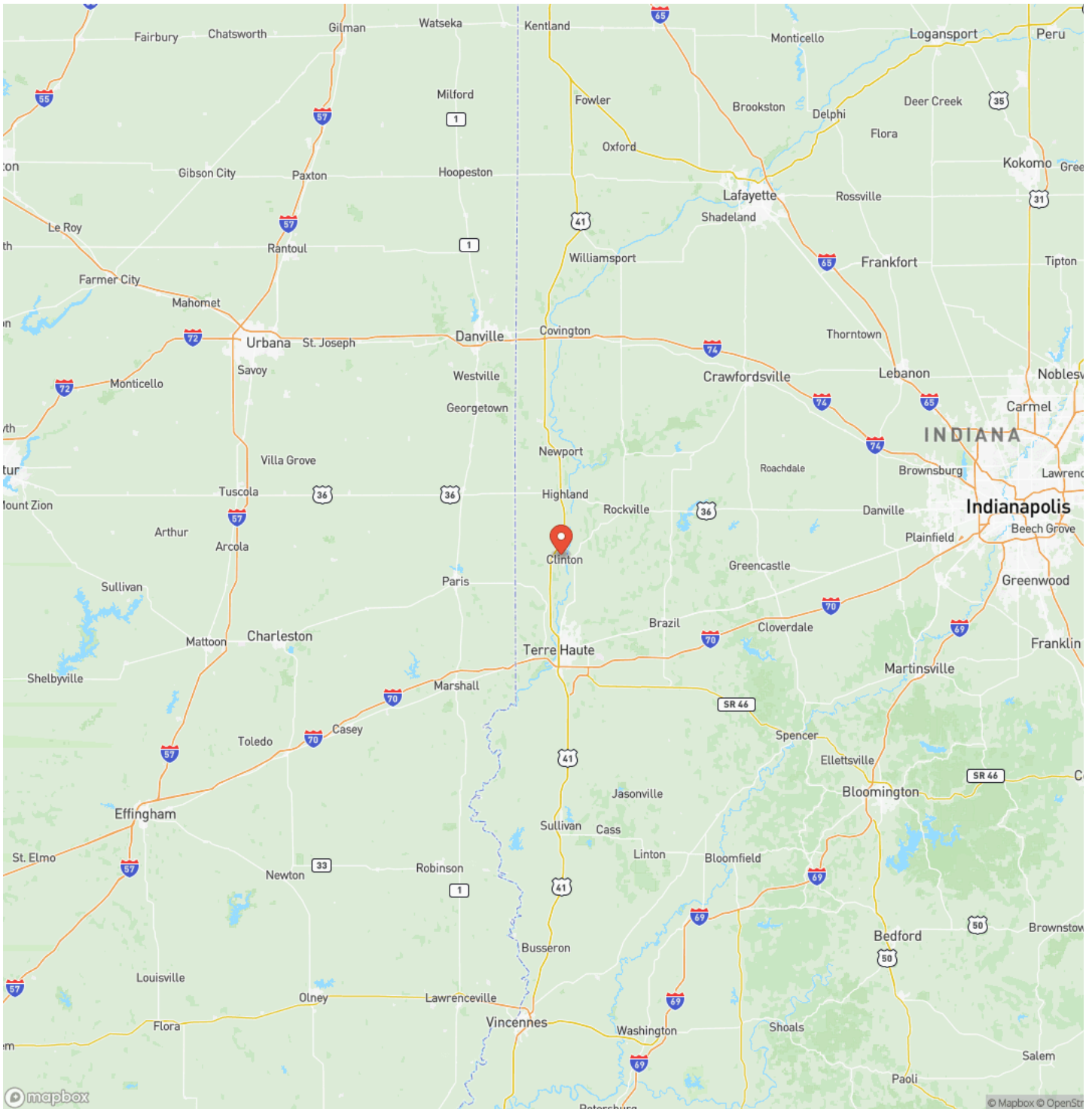
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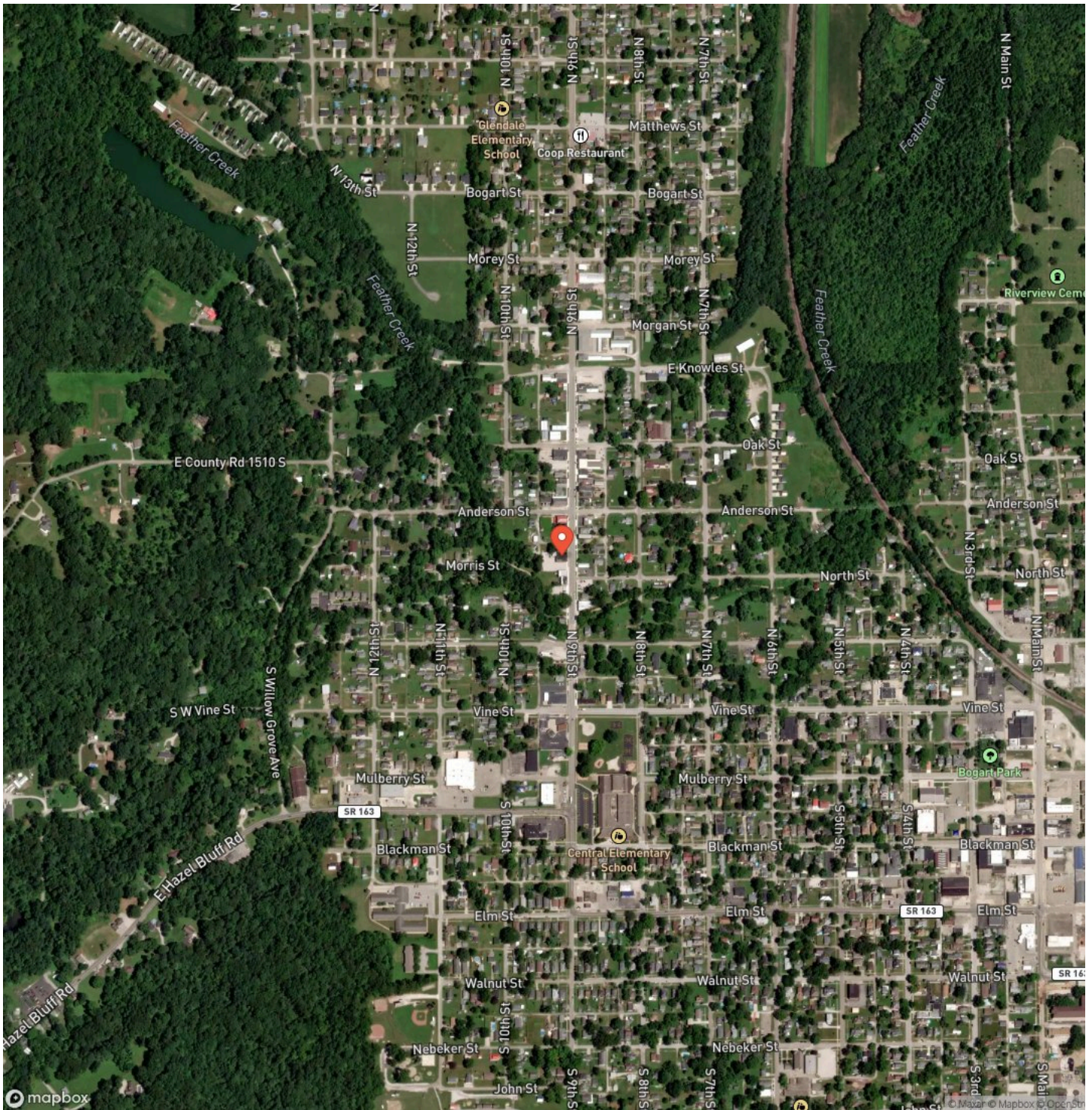
Locator Map



Locator Map



Satellite Map



Commercial Opportunity- 318 N. 9th St., Clinton, IN
Clinton, IN / Vermillion County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ty Cottrell

Mobile

(812) 889-0724

Office

(765) 505-4155

Email

tcottrell@mossyoakproperties.com

Address

City / State / Zip

Rockville, IN 47842

NOTES



This image shows a single page of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://indianalandandlifestyle.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Indiana Land and Lifestyle

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Clinton, IN 47842

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