

RIPLEY COUNTY ECONOMIC DEVELOPMENT

www.ripleycountyedc.com

812-689-4344

gnorman@ripleycountyedc.com

PROPERTY		UTILITIES	
Property Name	Napoleon Tavern	Electric Provider	Duke Energy
Street Address	8944 US 421	Service at property	yes
City/State	Napoleon, IN	Service (amps)	220
County	Ripley	Service (volts)	
Sale Price	negotiable	Phase available	3 phase
Lease Price			
		Natural Gas Provider	Southeastern IN Gas
		Service at property	yes
		Main size (inches)	
		Main Pressure (psi)	
SITE INFORMATION			
Total land available	2 City Lots on Corner		
		Water Provider	Napoleon Water
Sq Feet	3000 sq ft	Service at property	yes
	1500 sq ft restaurant space	Main size (inches)	
	1500 sq ft apartment upstairs	Main pressure (psi)	
		Sewer Provider	Napoleon Sewer
		Service at siste	yes
JURSDICTION			
Zoning/Planning Authority	Ripley County	Main size (inches)	
Zoning/Code Description	Business		
Current Use	Restaurant/Bar	Telecom Provider	SEI Communications
License	Beer and Liquor/Carry out (Napoleon Only)	Available at Property	yes
Highway(s)	Corner of 229 and 421		
Interstate(s)	16 miles to I-74		
PUBLIC SERVICES			
Police Service Provider	Ripley County Sheriff		
Fire Protection Provider	Napoleon Fire Department		
EMS Provider	Ripley County EMS		

Local tax incentive negotiable depending on project investment, jobs created, and wages.