

OFFICE BUILDING FOR SALE

1434 Mishawaka Ave. | South Bend, IN 46615



Walking Distance to Adams High School and Indiana University

- Building Size:** 4,364 SF
- Land:** 0.13 Acre
- Zoning:** NC - Neighborhood Center
- Built:** 1937
- Parking:** 4 spaces at rear of building - surface parking
- List Price:** \$219,900

[VIEW PROPERTY ONLINE](#)

Details:

Office Building in River Park Neighborhood near John Adams High School and Indiana University South Bend. This building is ideal for office users or real estate investors that plan to lease to office users or split the property into office on the main floor and an upstairs apartment. The alley provides space for 4 cars to park, and it is walking distance to the St. Joe River and the Farmer's Market.



NAI Cressy

P 574.271.4060 | CRESSY.COM | CONNECT WITH US! [in](#) [X](#) [f](#) [yt](#)
200 N Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Chris Barth
Broker

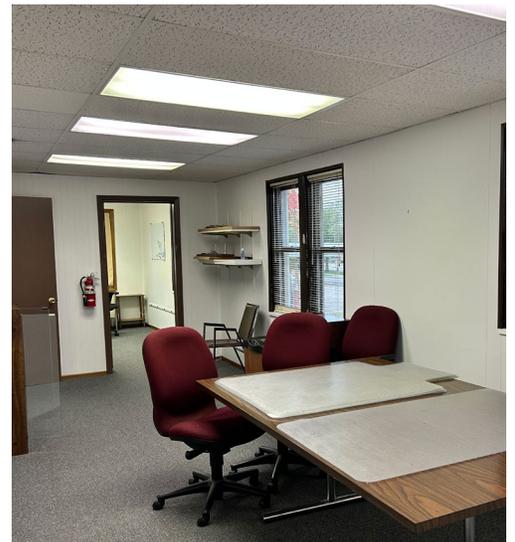
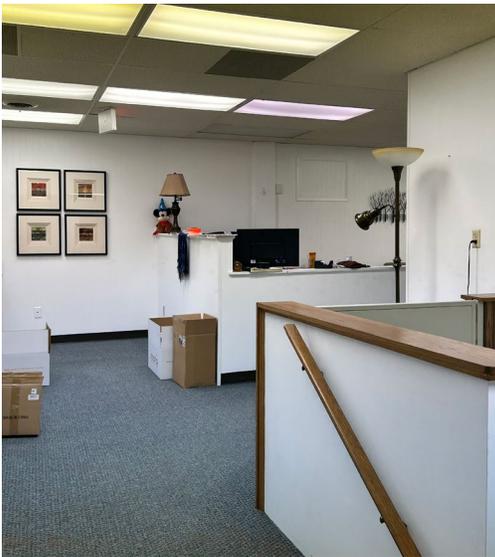
D 574.485.1553
cbarth@cressy.com



INTERIOR PHOTOS

OFFICE BUILDING FOR SALE

1434 Mishawaka Ave. | South Bend, IN 46615



LOCATION OVERVIEW

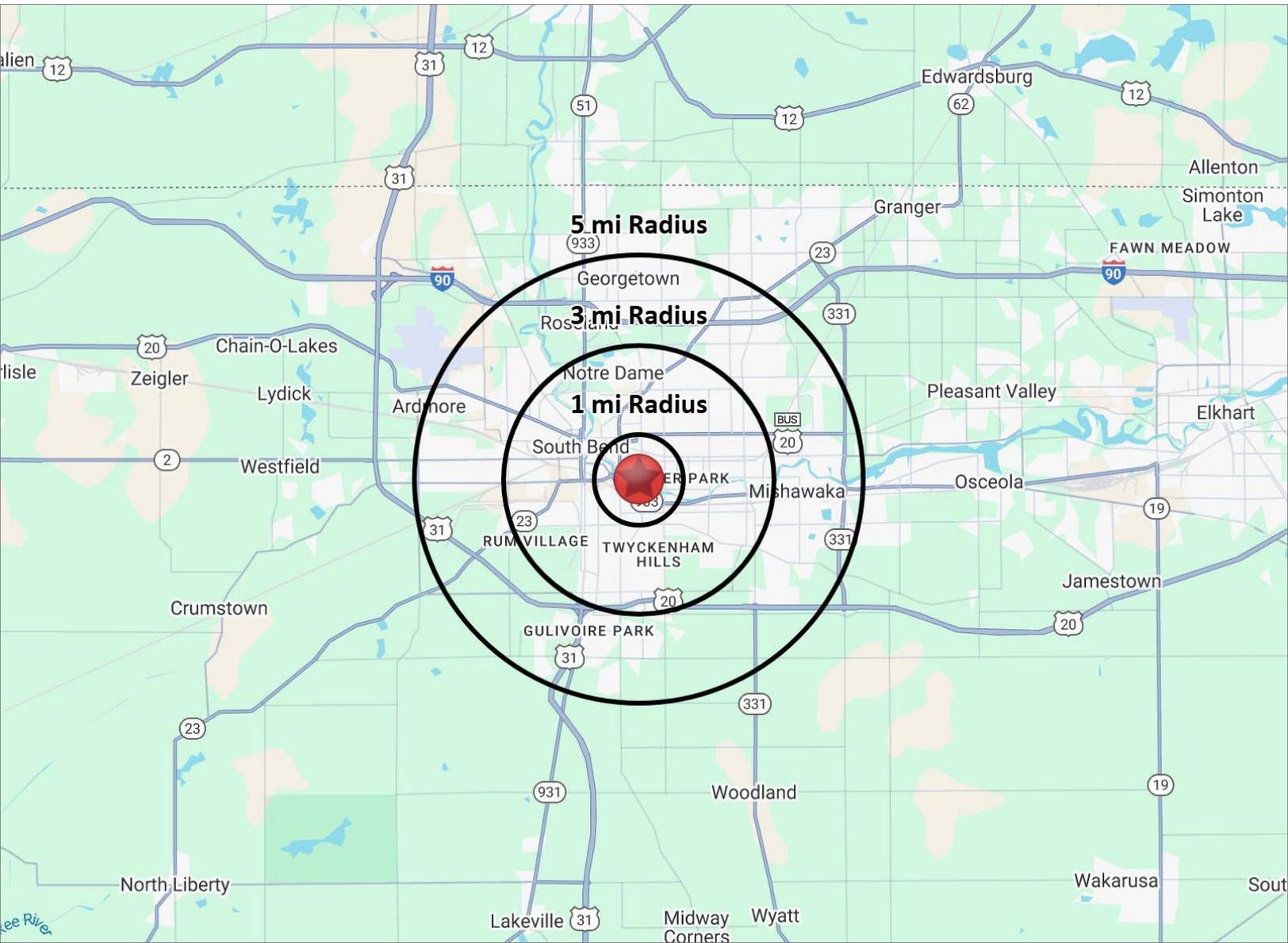
OFFICE BUILDING FOR SALE

1434 Mishawaka Ave. | South Bend, IN 46615



Located in the River Park neighborhood, Mishawaka Avenue offers a prime location with convenient access to nearby amenities. It's just a 2-minute walk to Adams High School and only a 3-minute walk to Indiana University South Bend, making it a great spot for both work and clients. The surrounding area is well-kept and pleasant, with a friendly community atmosphere and nearby parks, shops, and restaurants that add to its appeal.





POPULATION

1 MILE	13,012
3 MILE	104,065
5 MILE	183,300



NUMBER OF HOUSEHOLDS

1 MILE	2,871
3 MILE	20,789
5 MILE	41,090



AVERAGE HOUSEHOLD INCOME

1 MILE	\$83,902
3 MILE	\$77,784
5 MILE	\$81,706



MEDIAN HOME VALUE

1 MILE	\$162,110
3 MILE	\$166,586
5 MILE	\$175,932