

MULTI-USE BUILDING FOR SALE

1139 E Mishawaka Ave. | South Bend, IN 46615



Multi-Use Building Located in South Bend's Market District

Building Size:	14,320 SF
Land:	0.53 Acre
Zoning:	MU Mixed Use
Floors:	2
Built:	1938
Remodeled:	1980
Power:	Heavy 3-phase power
OH Door:	12' overhead door
Parking:	Ample Parking
List Price:	\$650,000

[VIEW PROPERTY ONLINE](#)

Details:

Creative multi-use building located on Mishawaka Avenue near Eddy Street and the South Bend Farmer's Market immediately adjacent to Bamber's Supermarket. Rare combination of office, retail and warehouse/shop space for single or multiple tenants.

Property could be renovated for mixed use residential/retail.

The space available is part of a two-story, owner-occupied commercial building on a lot totaling 0.53 acres. The property is zoned MU (Mixed Use) which allows for many commercial uses, has excellent retail frontage, ample on-site parking and available window signage.

- 1,903 SF of retail on first floor with great visibility, windows and awning
- 1,762 SF of 2nd floor nicely finished office
- 52,57 SF 1st floor warehouse/shop space and 5,398 SF of 2nd floor shop space
- Freight elevator between shop spaces



P 574.271.4060 | CRESSY.COM | CONNECT WITH US!    
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).



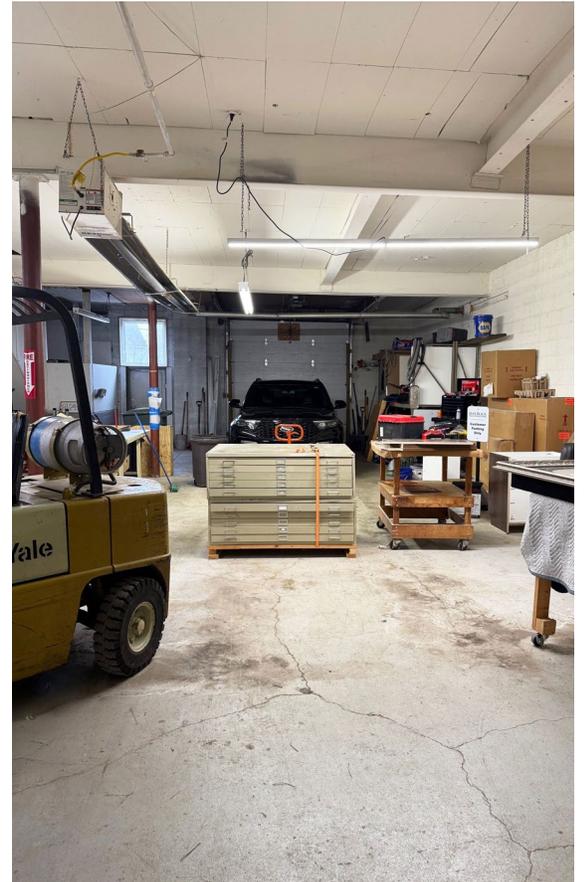
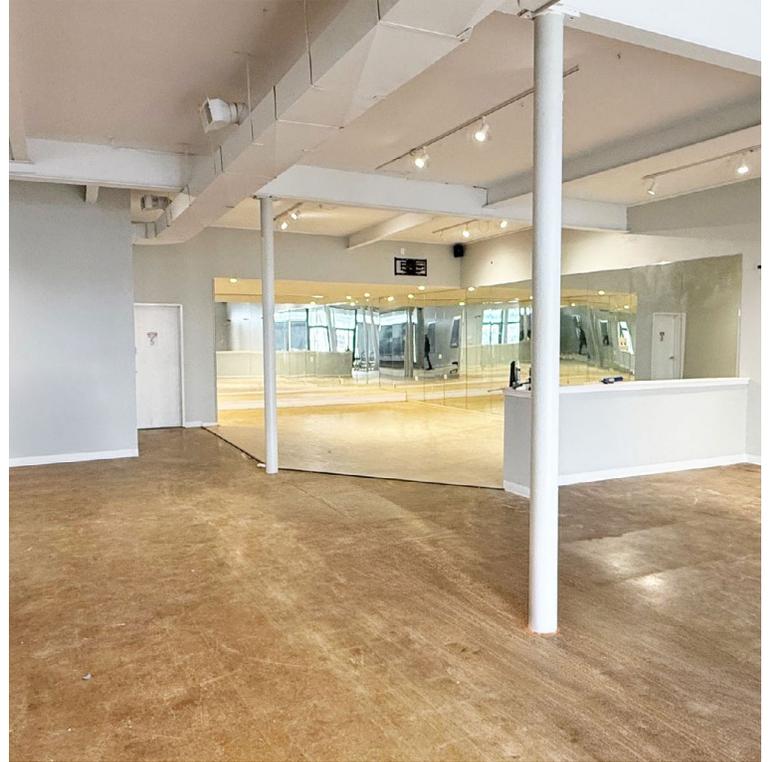
Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or 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.

Shawn Todd
Senior Broker, Business Broker
D 574.485.1520 | C 574.250.8356
stodd@cressy.com

INTERIOR PHOTOS

MULTI-USE BUILDING FOR SALE

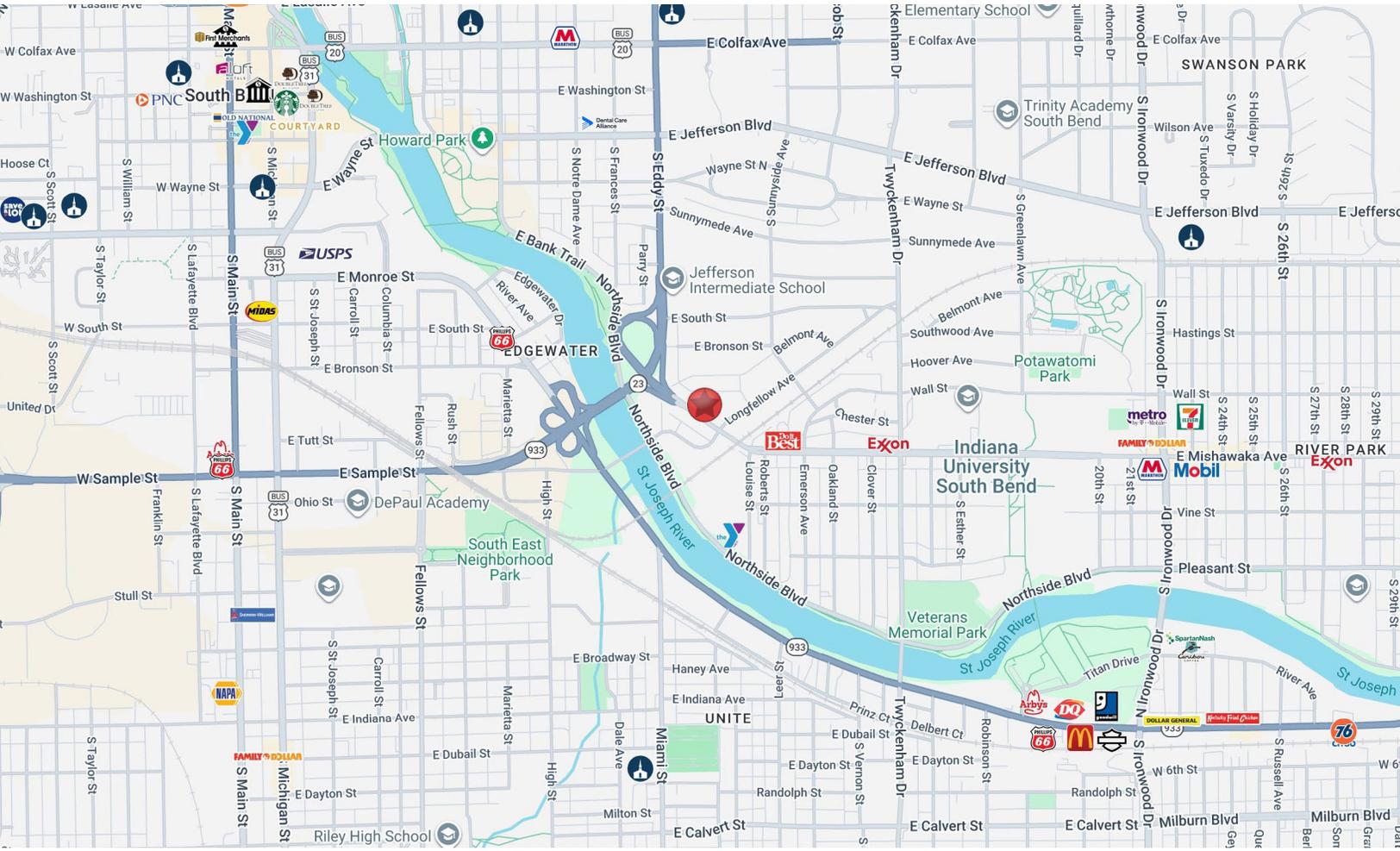
1139 E Mishawaka Ave. | South Bend, IN 46615



LOCATION OVERVIEW

MULTI-USE BUILDING FOR SALE

1139 E Mishawaka Ave. | South Bend, IN 46615

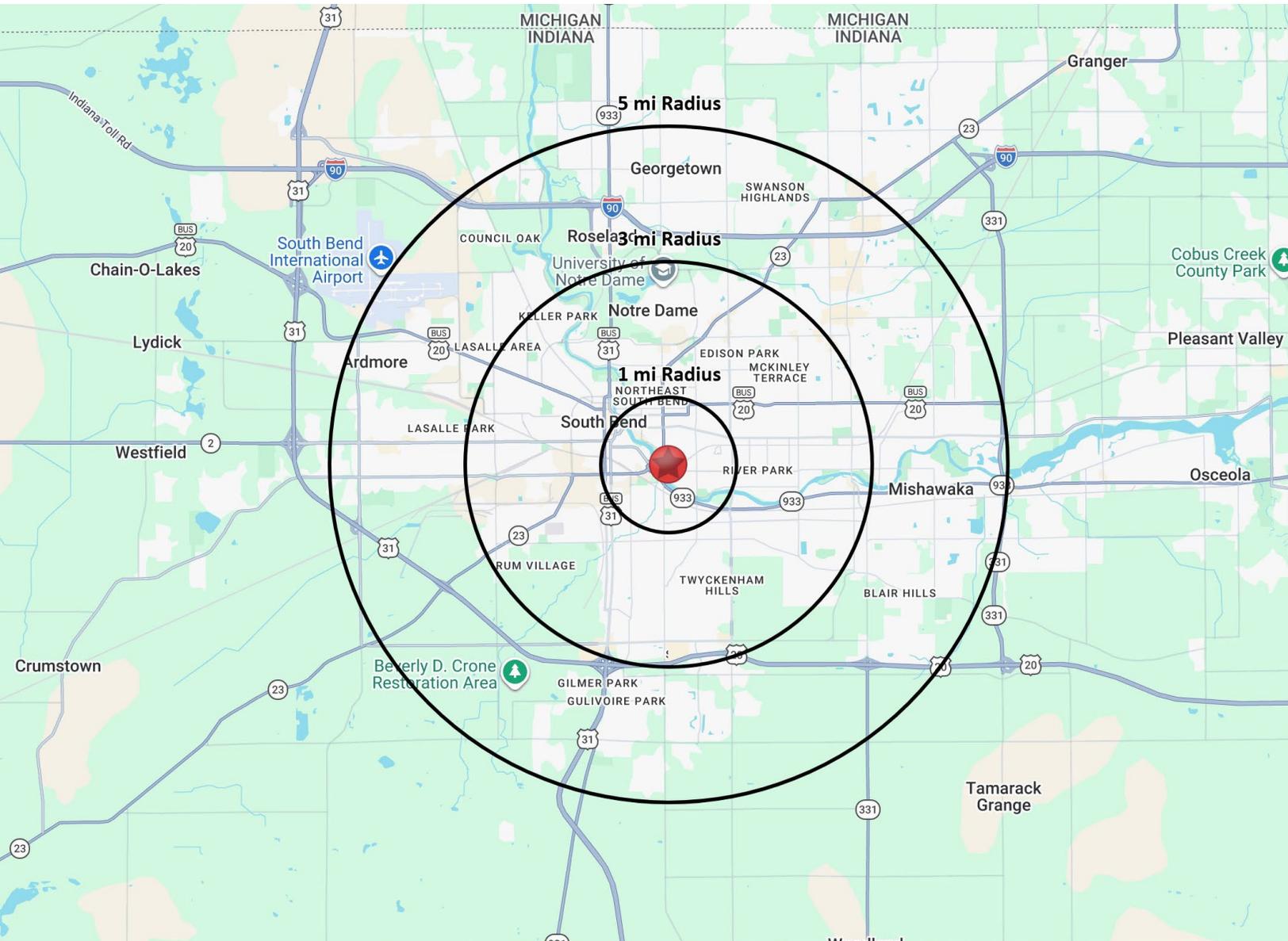


Located adjacent to Bamber's Superette Food Market and the South Bend Farmer's Market, this property is proximal to the St. Joseph River, Indiana University-South Bend (IUSB) and the Sunnymede residential area. Excellent location in eastside neighborhood with street visibility on Mishawaka Avenue near Eddy Street.



NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Shawn Todd
Senior Broker, Business Broker
D 574.485.1520 | C 574.250.8356
stodd@cressy.com



POPULATION

1 MILE	11,548
3 MILE	103,845
5 MILE	183,978



NUMBER OF HOUSEHOLDS

1 MILE	2,310
3 MILE	20,251
5 MILE	40,868



AVERAGE HOUSEHOLD INCOME

1 MILE	\$88,167
3 MILE	\$77,709
5 MILE	\$81,757



MEDIAN HOME VALUE

1 MILE	\$177,377
3 MILE	\$162,461
5 MILE	\$174,116