



935 S Ironwood Dr

935 S Ironwood Dr, South Bend, IN 46615



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935 S Ironwood Dr

\$299,000

Urban Flex—This investment includes Lot 6, a 3,500-square-foot business/house with plenty of parking, and an additional 66 x 165 vacant lot for future development (Lot 7). The UF District is established to enhance and support a full range of housing types and small-scale commercial uses found outside neighborhood centers in both core and outlying areas of the City.

The following are typical characteristics of the UF District:

- A mixture of residential development, including single-unit, two-unit, multi-unit, and ancillary dwelling units that maintain neighborhood stability.
- Integrates limited small-scale office, commercial, and institutional uses that are compatible with the scale and character of the neighborhood
- ...
- Historic District
- Urban Flex
- Business or house



Price:	\$299,000
Property Type:	Office
Property Subtype:	Office Live/Work Unit
Building Class:	C
Sale Type:	Owner User
Rentable Building Area:	3,598 SF
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No. Stories:	2
Year Built:	1930
Tenancy:	Single
Parking Ratio:	2.22/1,000 SF
Zoning Description:	Urban Flex
APN / Parcel ID:	71-09-17-101-005.000-026
Walk Score ®:	72 (Very Walkable)



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Property Photos

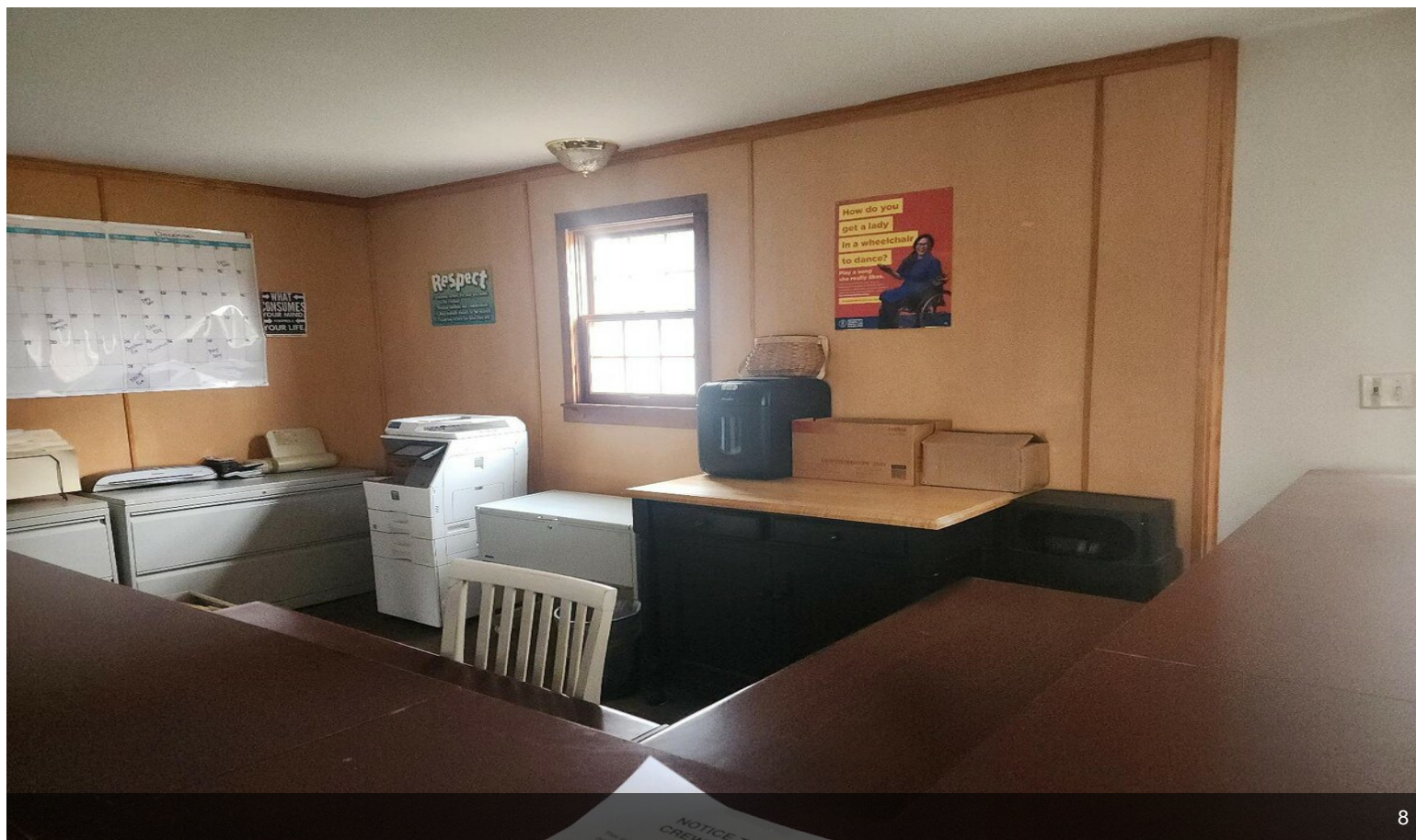


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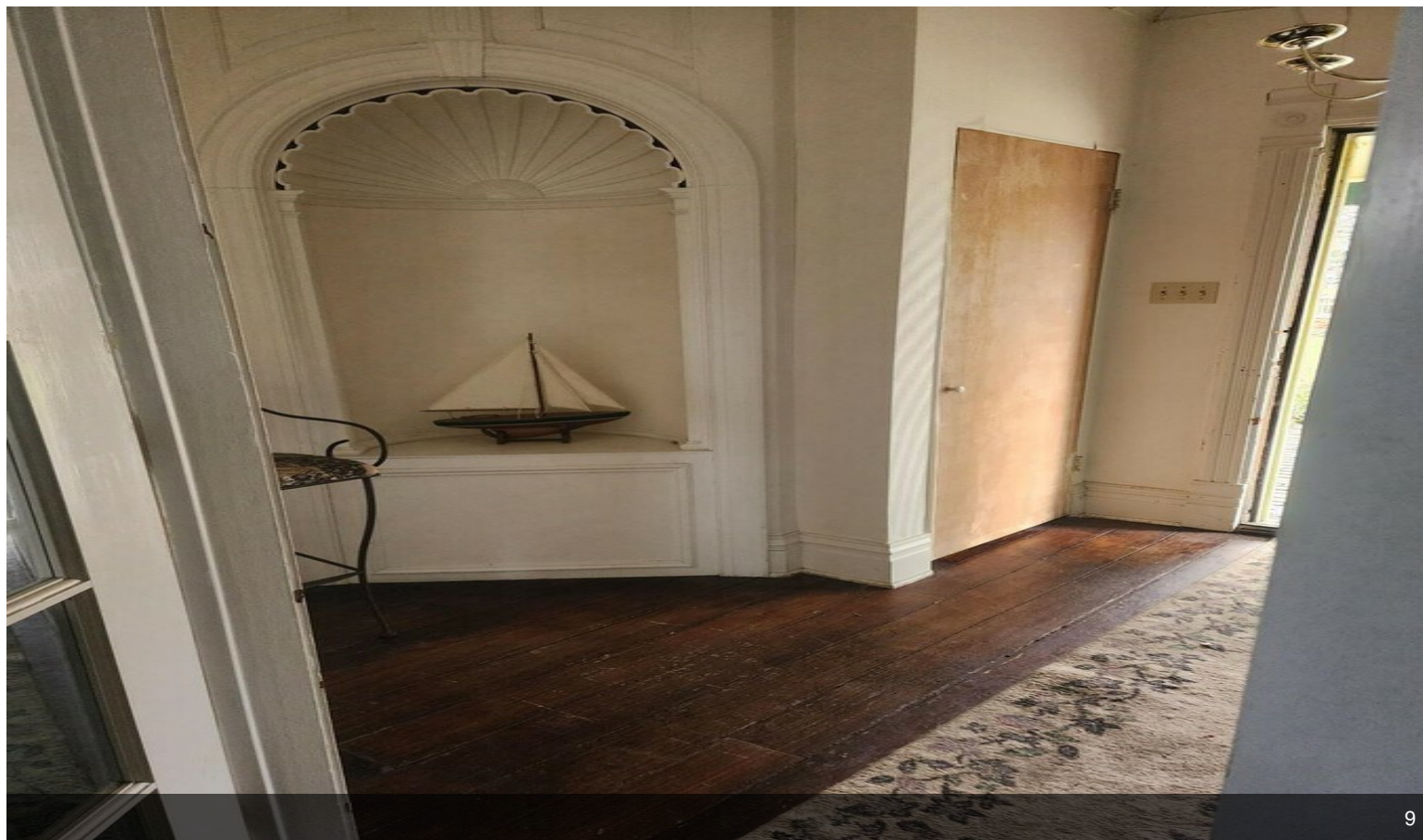


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Property Photos

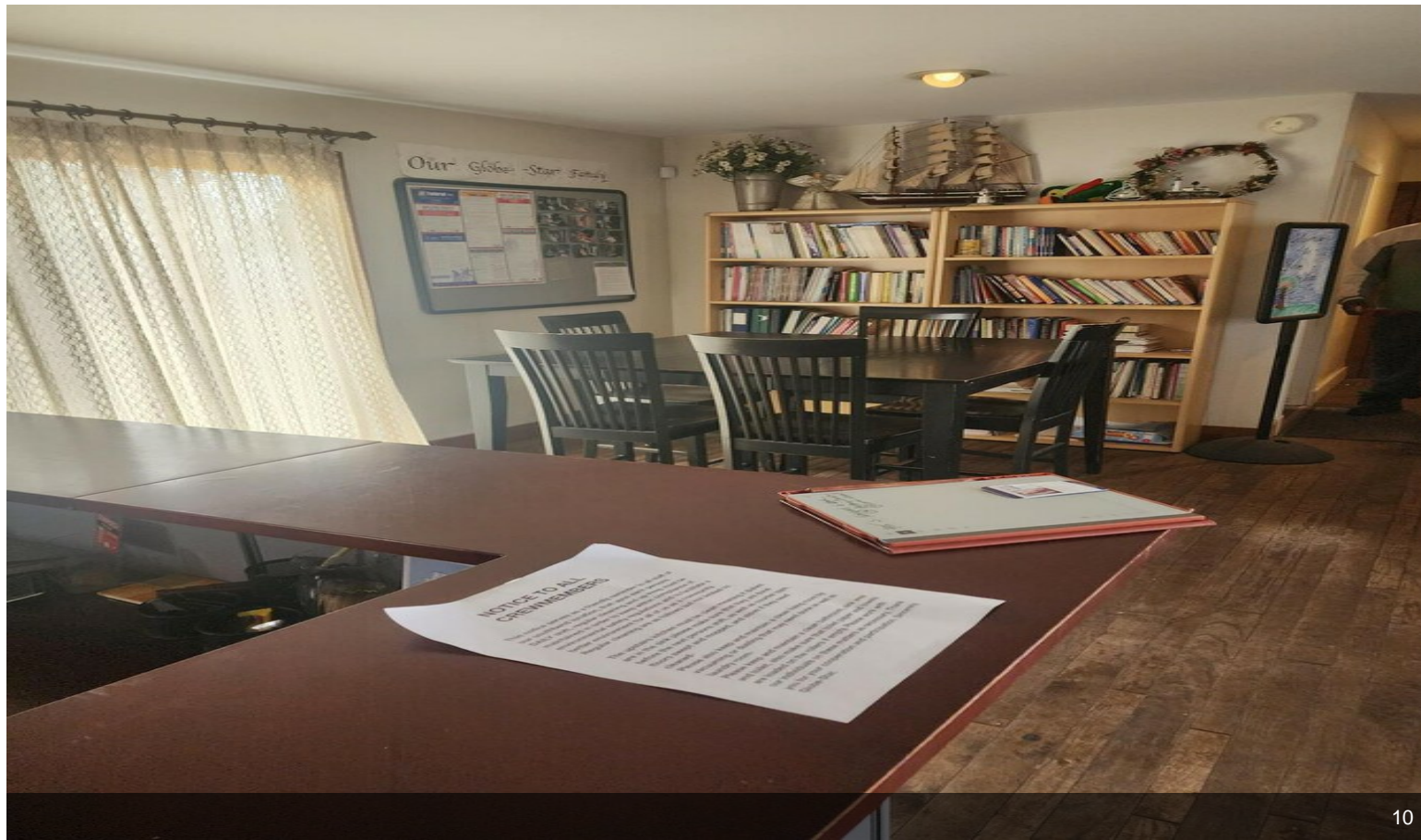


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Property Photos



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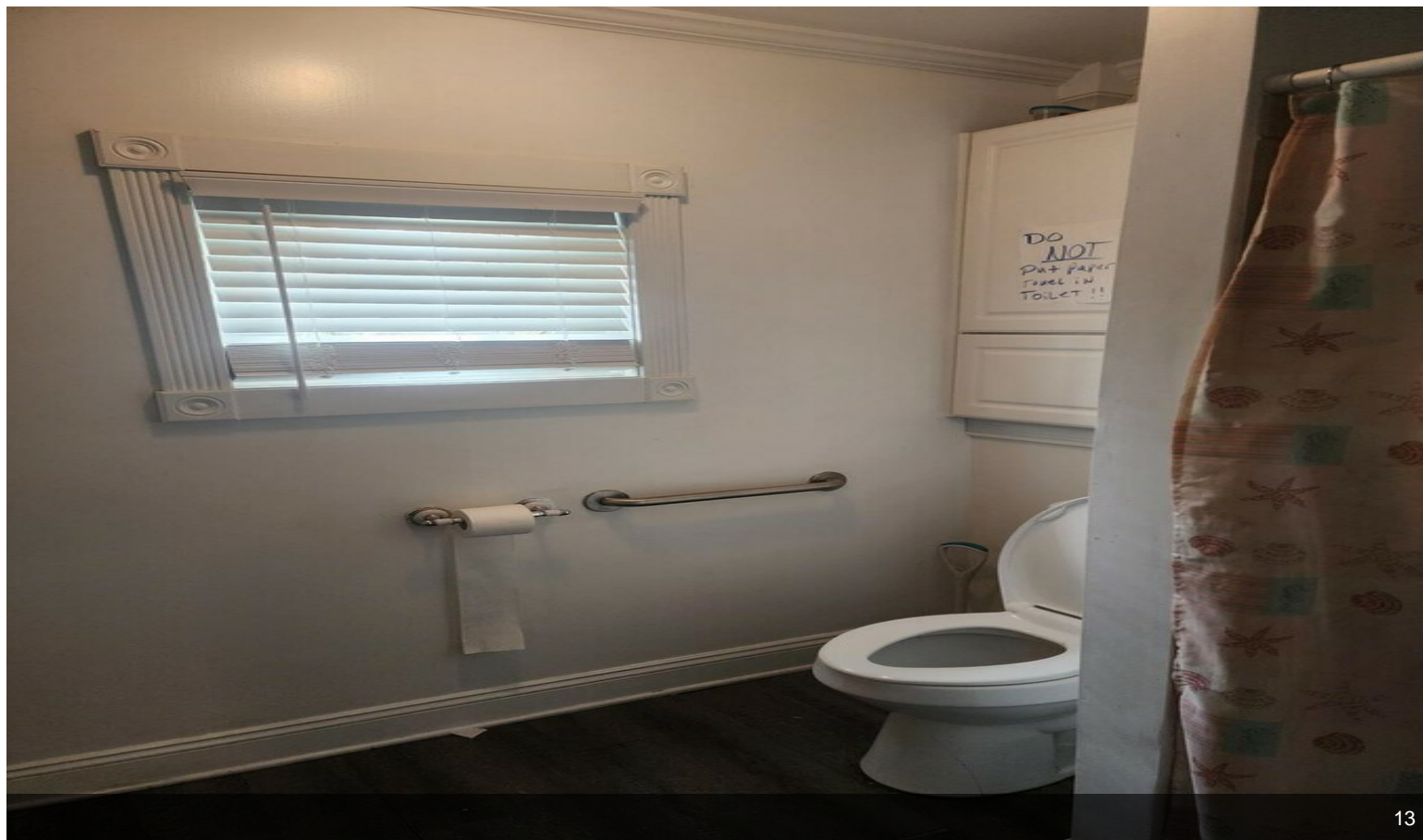


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Property Photos



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Property Photos



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Property Photos



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Property Photos



Property Photos



Property Photos



2



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Property Photos

