

FOR SALE

Light Industrial/Light Retail

55955 & 55943 Hoosier Ave, Mishawaka IN



7,148 SF Total Space

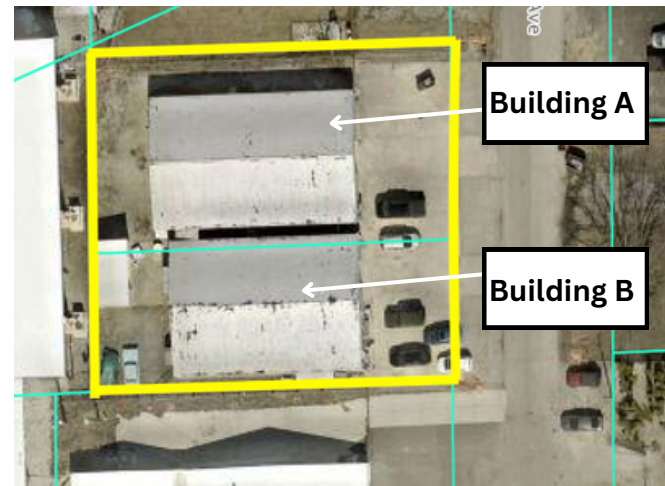
Sale Price: \$320,000



A prime location plus a pristine conditioned building equals a phenomenal opportunity to grow your business, or enter a small retail investment situation. Located just 20 yards off high-traffic McKinley Ave. in Mishawaka, this two-parcel and two-building Sale is worth an immediate look.

Property Features:

- Two adjacent buildings with a total of 7,148 SF
 - Building A: 3,648 SF
 - Building B: 3,500 SF
 - Protected, stand-alone storage unit adds additional SF.
- Building B contains two-room office set-up.
- 12' ceilings
- 4, 8' Grade Level Doors Total (2 at each building)
- Drop down heat gaskets in each building
- Power/Electric: 600 Amps/240 Volts/Single Phase
- Each building contains a single restroom.
- Ample parking
- Water: well, septic
- Taxes '24, Pay '25: \$2,730 Total



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