



1004 E Madison St

South Bend, IN 46617

Property Overview

1004 E Madison St. presents the opportunity to capitalize on developable acreage in a great location less than a mile from the University of Notre Dame, Eddy St Commons, Downtown South Bend, and the East Bank neighborhood. The site, located just off of the main thoroughfare Eddy St, offers great access and proximity while enjoying the benefit of being removed from a high-traffic intersection. The zoning classifications allow for a variety of uses, including residential, civic, and religious. Neighborhood planning designates future U3 zoning classifications which expands to allow for multi-unit residential.

Sale Price:	\$449,000
Lot Size:	0.81 Acres
Zoning:	U1 & U2
Taxes:	\$1,881.50 ('23 pay '24)

Property Highlights

- Prime Location: Situated in the heart of South Bend, just minutes from downtown and major highways.
- Growing Corridor: Join the flow of investment and redevelopment in the East Bank and Eddy St neighborhoods
- Spacious Lot: Ample space for various development possibilities with plenty of room for parking
- Rezoning Potential: Neighborhood plan designates site for future Urban Neighborhood 3 (U3) zoning, expanding to allow for multifamily development.

Gage Hudak, CCIM
 Vice President

ghudak@bradleyco.com
 574.855.5706

Matt Wetzel
 Vice President

mwetzel@bradleyco.com
 574.970.9006

Brendan Bradley
 Broker

bbradley@bradleyco.com
 574.850.4927

John Jessen
 Managing Director

jjessen@bradleyco.com

