

SALE



LAND

0 W CHIPPEWA AVE, SOUTH BEND, IN 46641



PROPERTY OVERVIEW

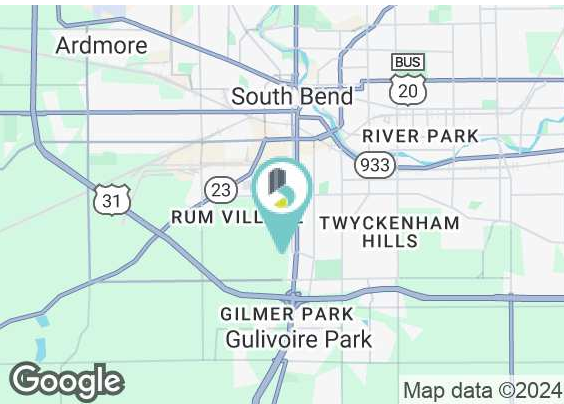
± 9.64 acres of commercial ground available in South Bend’s south side commercial/industrial district. The site’s zoning allows for a wide variety of uses and there is quick access to the 80/90 Toll Road. Utilities are on site and the ground is dig-ready.

PROPERTY HIGHLIGHTS

- Great location within South Bend City Limits
- Quick, easy, immediate access to US-31
- Highly trafficked area of town
- Zoned Commercial (C)
- Property can service a number of demands
- Development site ideal for self storage, automobile use, or retail use
- Utilities at site

SALE PRICE	\$699,000
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Lot Size:	± 9.64 Acres
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South Bend, IN 46601
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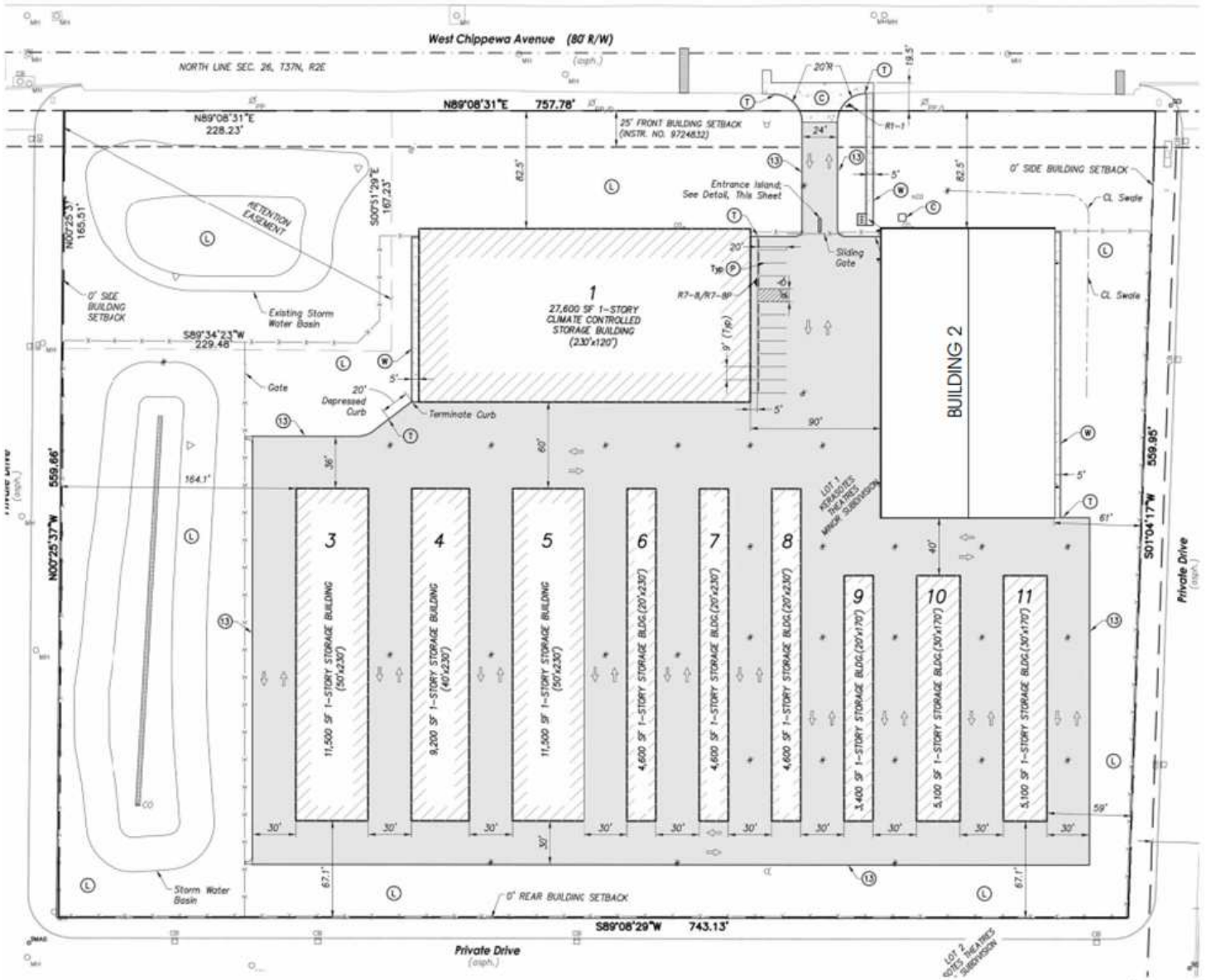
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PROPOSED SELF-STORAGE LAYOUT

SALE

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