

OFFICE BUILDING FOR SALE - \$400,000

CBRE



415

DODGE HOUSE

415 LINCOLNWAY EAST | MISHAWAKA | INDIANA



PROPERTY OVERVIEW

The "Dodge House" is on the National Registry of Historic Places and features Queen Anne Architecture, lots of detailed woodwork, beveled leaded glass, oak staircase, elaborate plaster work, frescoes, maple, cherry and oak parquet floors, and five fireplaces. Could be used for an office or residence.



PROPERTY HIGHLIGHTS

- The Beautiful and Historic Dodge House For Sale
- Professionally Restored Inside and Out
- 8 Large Offices/Rooms plus Sitting Room and Kitchen
- 5 Rooms with Fireplaces and Restored Parquet Floors
- 4,834 sq. ft. on Two Floors w Separate F/A Heat and Central Air
- Building is sprinklered
- Zoned C-3 City Center Commercial

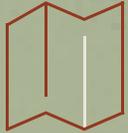
OFFERING SUMMARY



0.21 ACRES
LOT SIZE



4,834 SF
BUILDING SIZE



C-3
ZONING



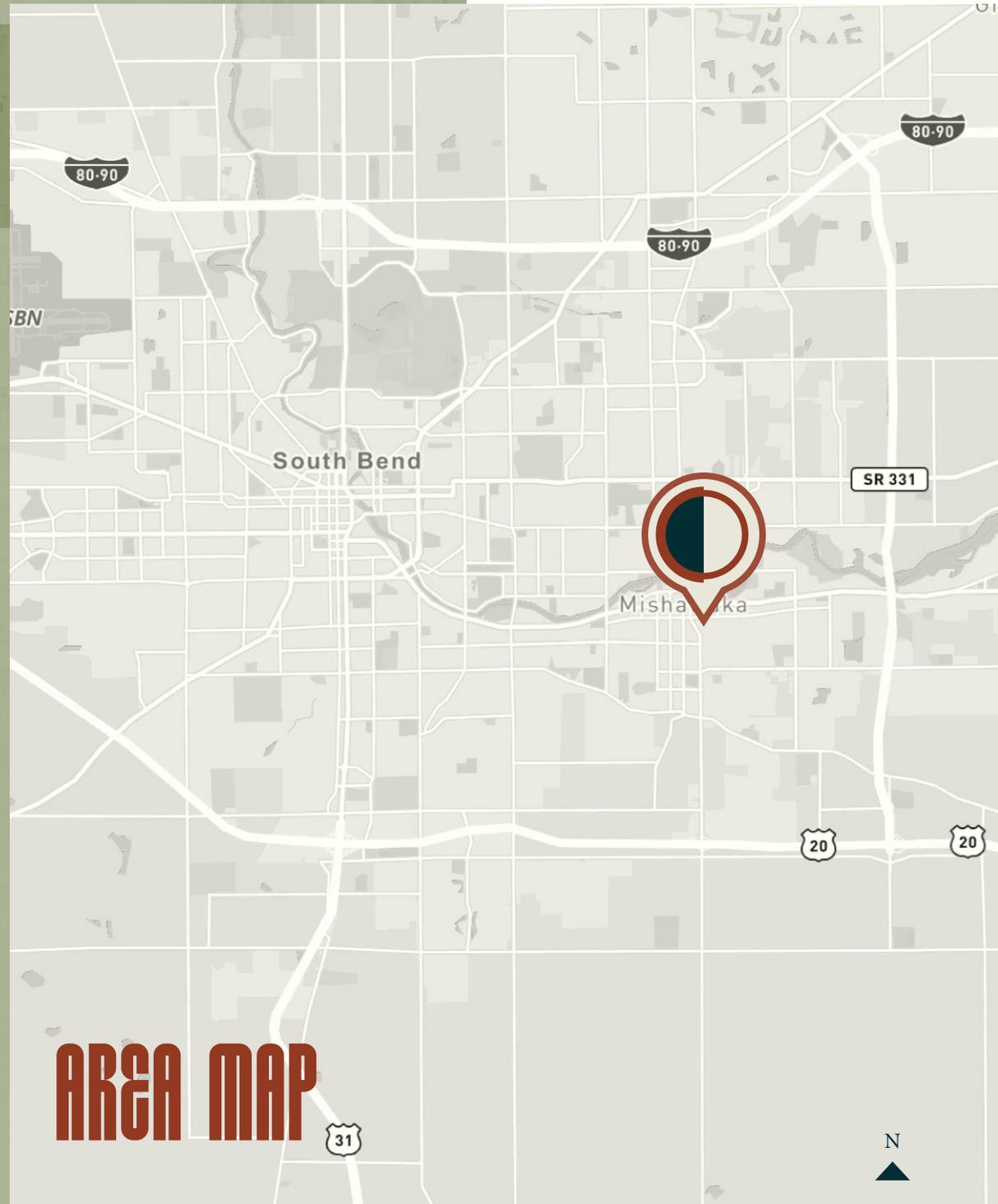
\$82.75
PRICE / SF



1889
YEAR BUILT



1977
RENOVATED





HISTORY OF DODGE HOUSE

The Dodge House was built in 1889 by Lucius K. and Sarah Robinson. Lucius was a Union Army veteran who moved with his wife to Mishawaka in 1875. After fighting in the Civil War, Lucius learned the barrel making trade and had two successful operations in Mishawaka and Bristol. They built the home for their residence, but with a focus on elegant entertaining typical of wealthy industrialists of the time. The Robinsons lived in the house for seven years. In 1896 the house was sold to Hattie Dodge, widow of Wallace Dodge, the wealthy founder of the Dodge Manufacturing Company. Hattie was an outgoing woman who entertained frequently as often reported in the social page of the newspaper. Hattie died in 1922. In 1926, Adolph Claeys, of the Claeys Candy family, bought the home from Hattie's estate. The home gradually deteriorated over the next four decades and was eventually abandoned. In 1972, the First Presbyterian Church located next door signed an option to buy the property from the Claeys family with the intent of razing the structure to create additional parking for the church. At that point, the Troyer Group, a local architectural group, petitioned the elders of the church to allow Troyer to purchase the property and restore it to its original condition. The elders unanimously agreed, and Troyer partially restored the home and converted it into offices for their firm. During this time the property was added to the National Register of Historic Places. Troyer outgrew the space and moved out of the building in 1995. A few tenants followed but the property stood vacant for several years.

In 2008, the property was sold to the Graduate Theological Foundation, an educational research institution founded in New England in 1962 but recently housed in downtown South Bend. Their intent has been to restore the residence to its original elegance. To that end, it has been completely refurbished inside and out by Schoberg and Schoberg general contractors. Improvements include the reconstitution of three bathrooms and the kitchen, refinishing of all the parquet floors - which had been covered with carpeting the last several years - to their original brilliance, the upgrade of five fireplaces by re-affixing all tile work, repainting in keeping with the Queen Anne style, and refurbishing chandeliers. The house is an example of Industrial Romanticism architecture, following the period style of the day. Interesting exterior features include gables, bay windows, ornamental frieze work, and a patterned chimney. The landscaping has been redone in the period style, including the removal of trees to expose the building's beautiful exterior.





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