

# MEDICAL/OFFICE BUILDING FOR SALE

1637 Portage Avenue | South Bend, IN 46616



## Former Dental Office Building in South Bend, IN

**Building Size:** 2,976 SF

**Land:** 0.31 Acre (2 Parcels)

**Zoning:** Urban Neighborhood Flex

**Utilities:** Municipal with Backup Generator

**Parking:** On Site

**List Price:** \$295,000

**VIEW PROPERTY ONLINE**

### Details:

Located on a corner lot in the City of South Bend, this professional office building offers strong visibility, easy access, and onsite parking. Previously used as a dental office, the space is well-suited for another dental user but can also be adapted for other medical or professional office purposes.

The main level includes a reception area, waiting room with restroom, seven operatories, an X-ray room, sterilization center, a private office with its own bathroom, and an attached one-car garage. The lower level has both interior and exterior stair access. It includes one office, a break room with a full kitchen, restroom with shower, laundry room, and a backup generator.

All equipment and personal property are negotiable.



# NAI Cressy

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200 N Church St., Suite 200, Mishawaka, IN 46544

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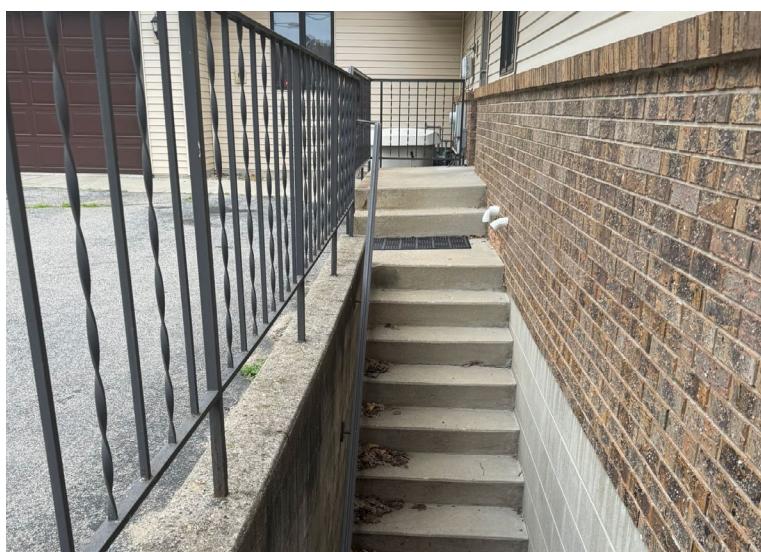
Michelle Scott  
Broker/Owner

Indiana Lake & Luxury Homes  
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# EXTERIOR PHOTOS

## MEDICAL/OFFICE BUILDING FOR SALE

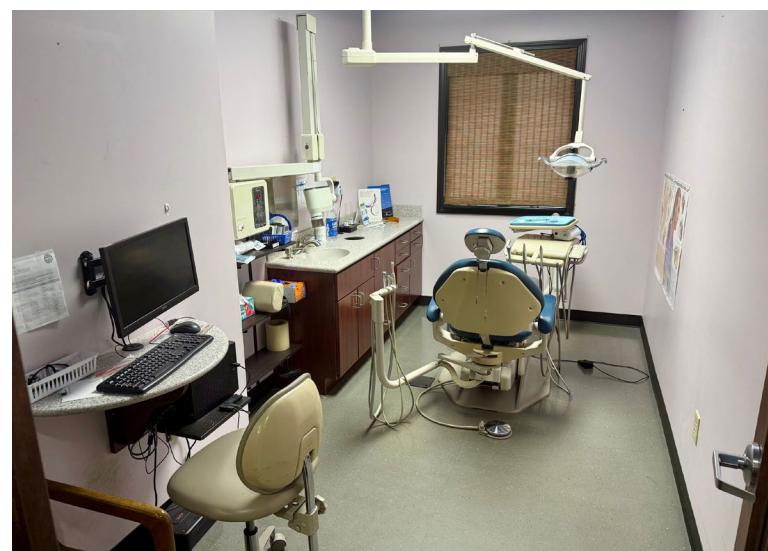
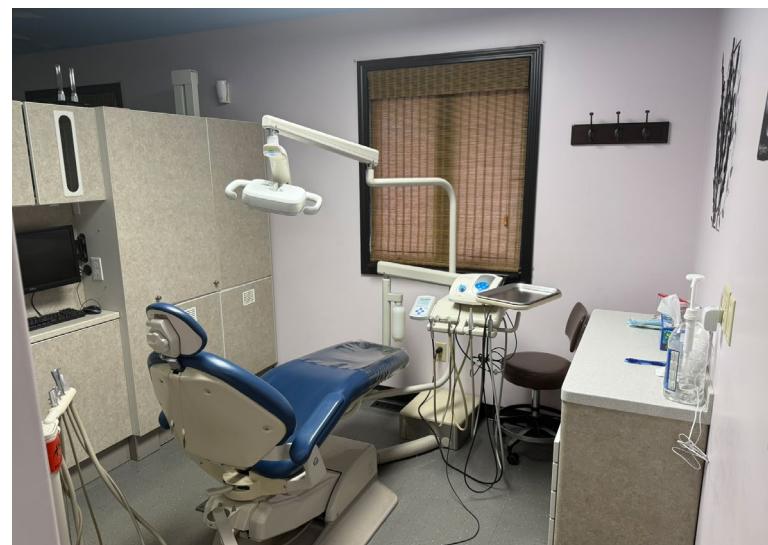
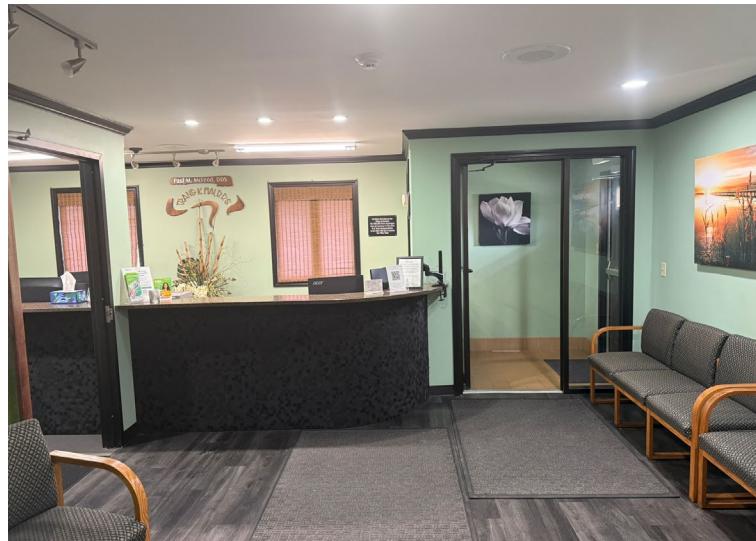
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# INTERIOR PHOTOS

## MEDICAL/OFFICE BUILDING FOR SALE

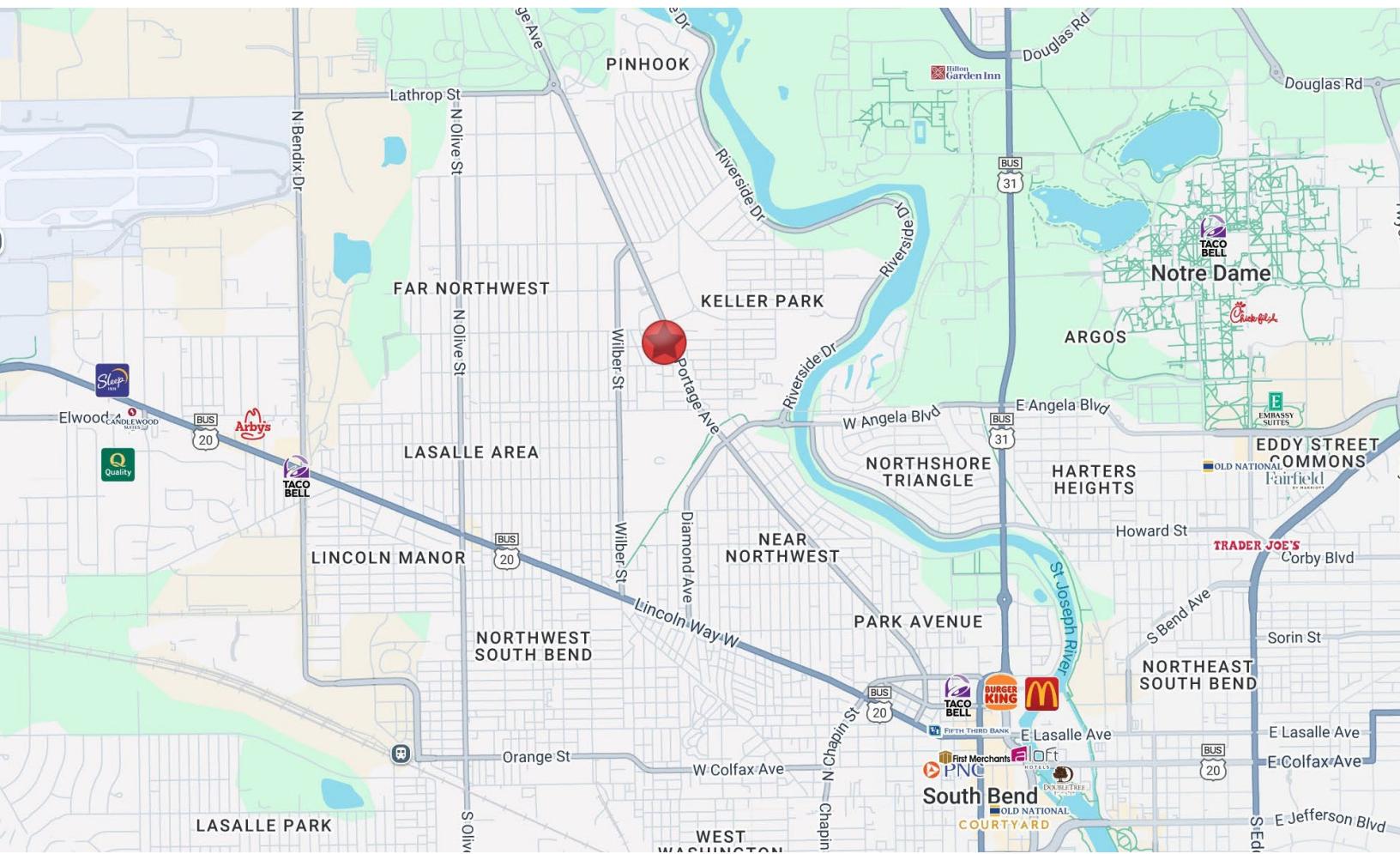
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# LOCATION OVERVIEW

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Located near downtown South Bend in close proximity to BUS-20, BUS-31, and the 80/90 Toll Road.



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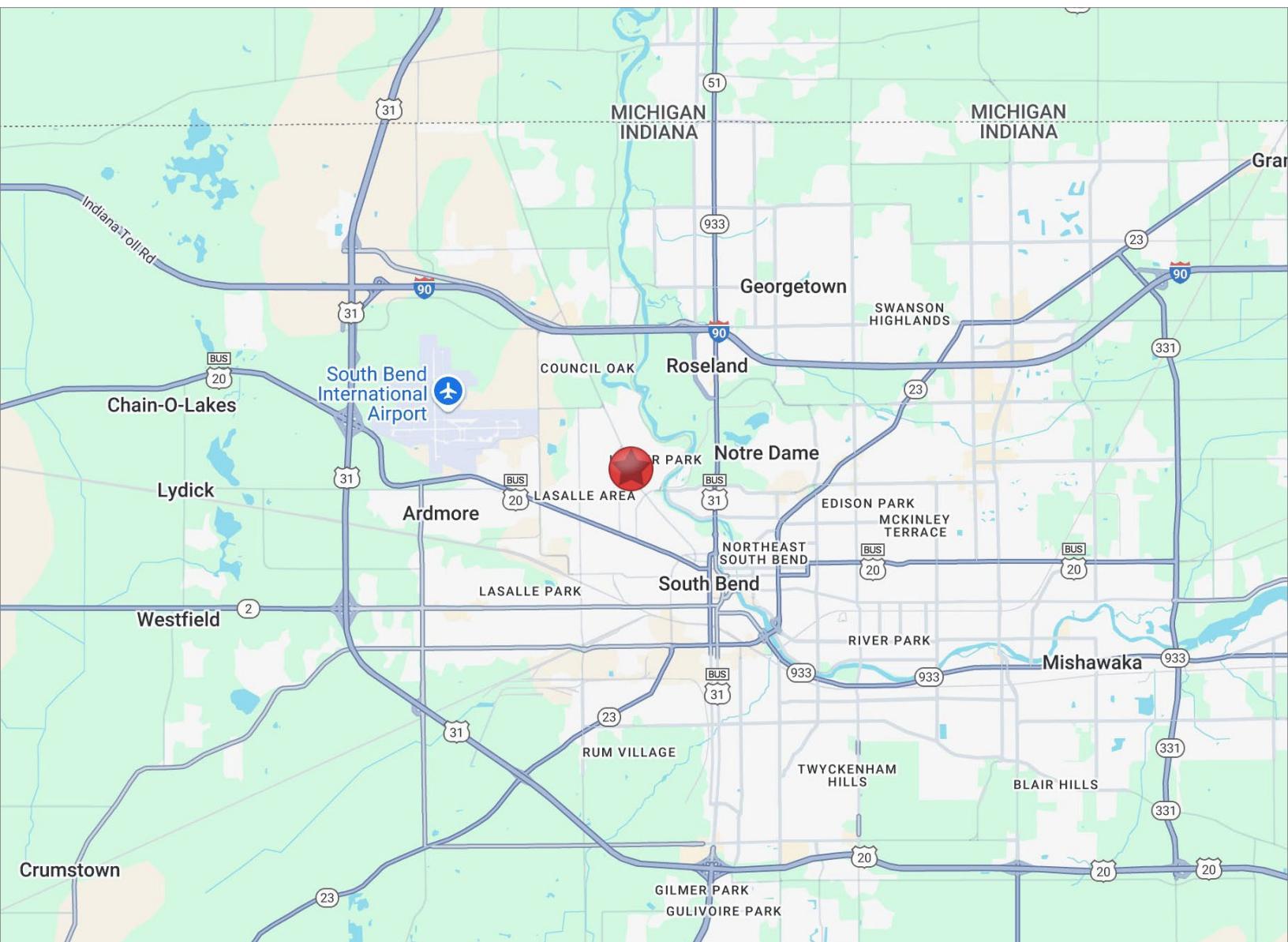
Michelle Scott  
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Indiana Lake & Luxury Homes

# 2025 DEMOGRAPHICS

## MEDICAL/OFFICE BUILDING FOR SALE

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### POPULATION

1 MILE	13,744
3 MILE	76,454
5 MILE	156,722



### NUMBER OF HOUSEHOLDS

1 MILE	2,734
3 MILE	14,103
5 MILE	34,609



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$97,343
3 MILE	\$78,983
5 MILE	\$81,946



### MEDIAN HOME VALUE

1 MILE	\$136,068
3 MILE	\$173,073
5 MILE	\$174,957