

## MEDICAL/OFFICE BUILDING FOR SALE

1637 Portage Avenue | South Bend, IN 46616



### Former Dental Office Building in South Bend, IN

<b>Building Size:</b>	2,976 SF
<b>Land:</b>	0.31 Acre (2 Parcels)
<b>Zoning:</b>	Urban Neighborhood Flex
<b>Utilities:</b>	Municipal with Backup Generator
<b>Parking:</b>	On Site
<b>List Price:</b>	\$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.



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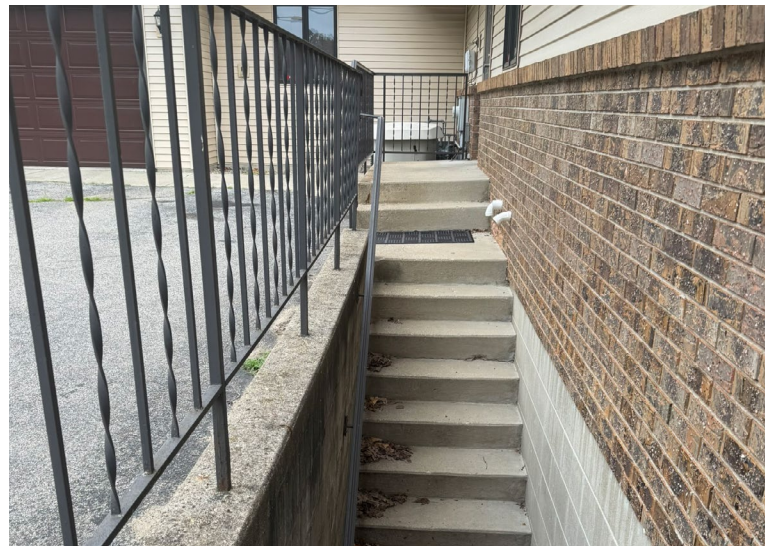
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# EXTERIOR PHOTOS

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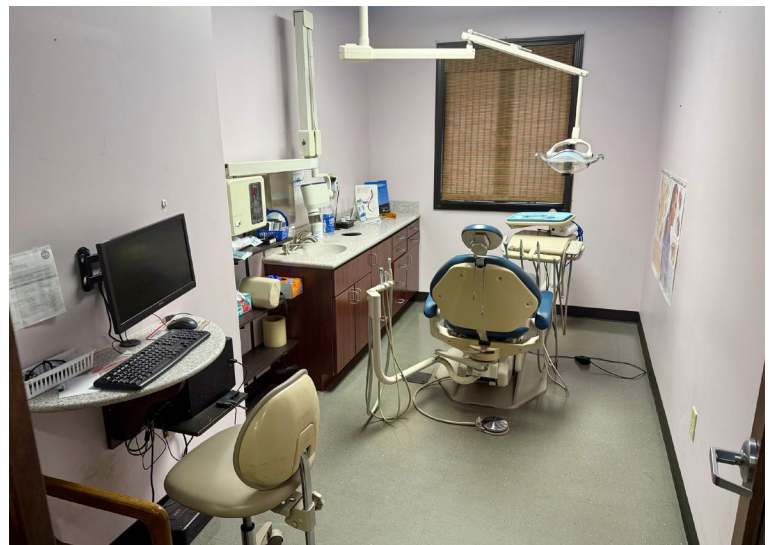




# INTERIOR PHOTOS

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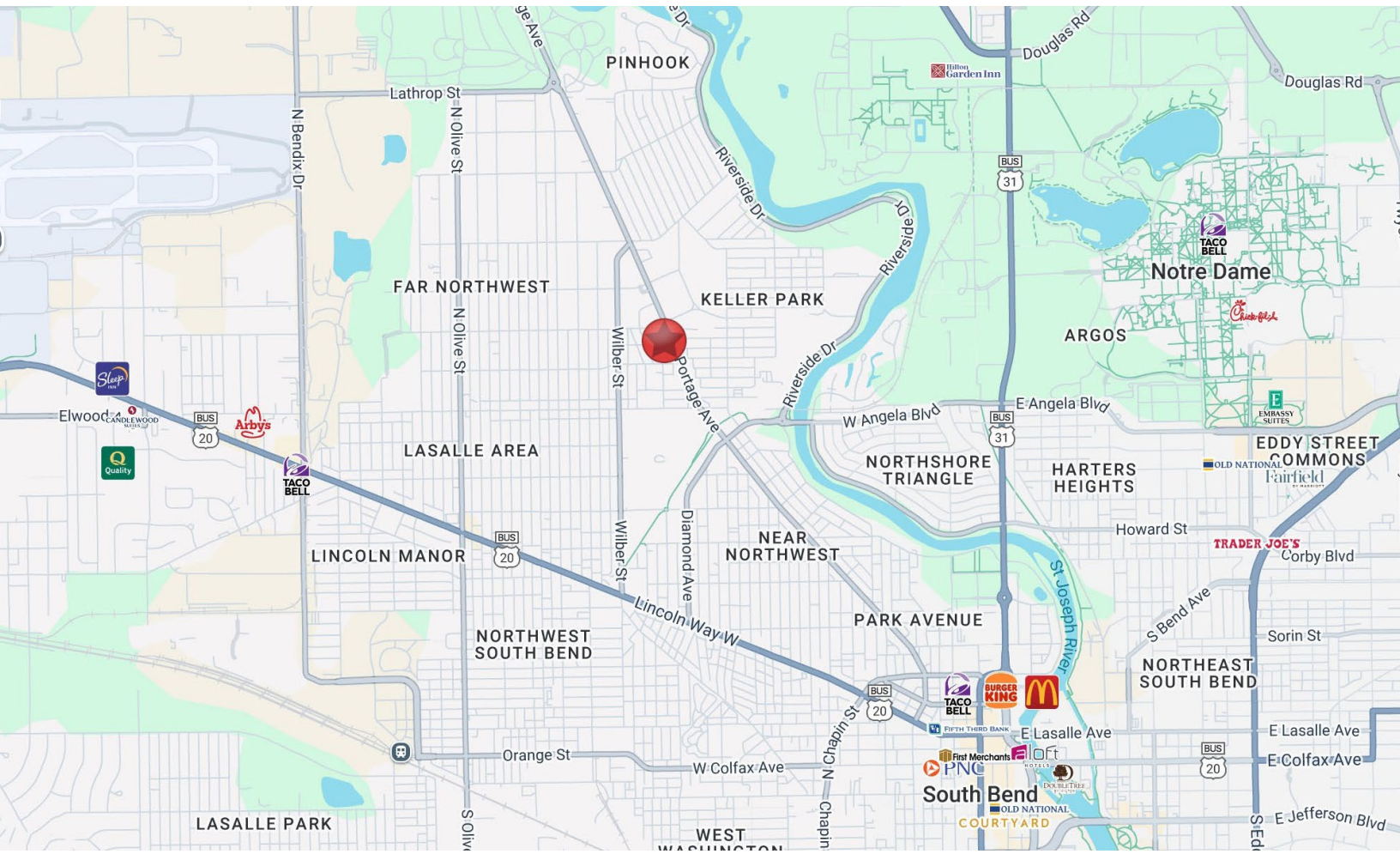




# LOCATION OVERVIEW

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



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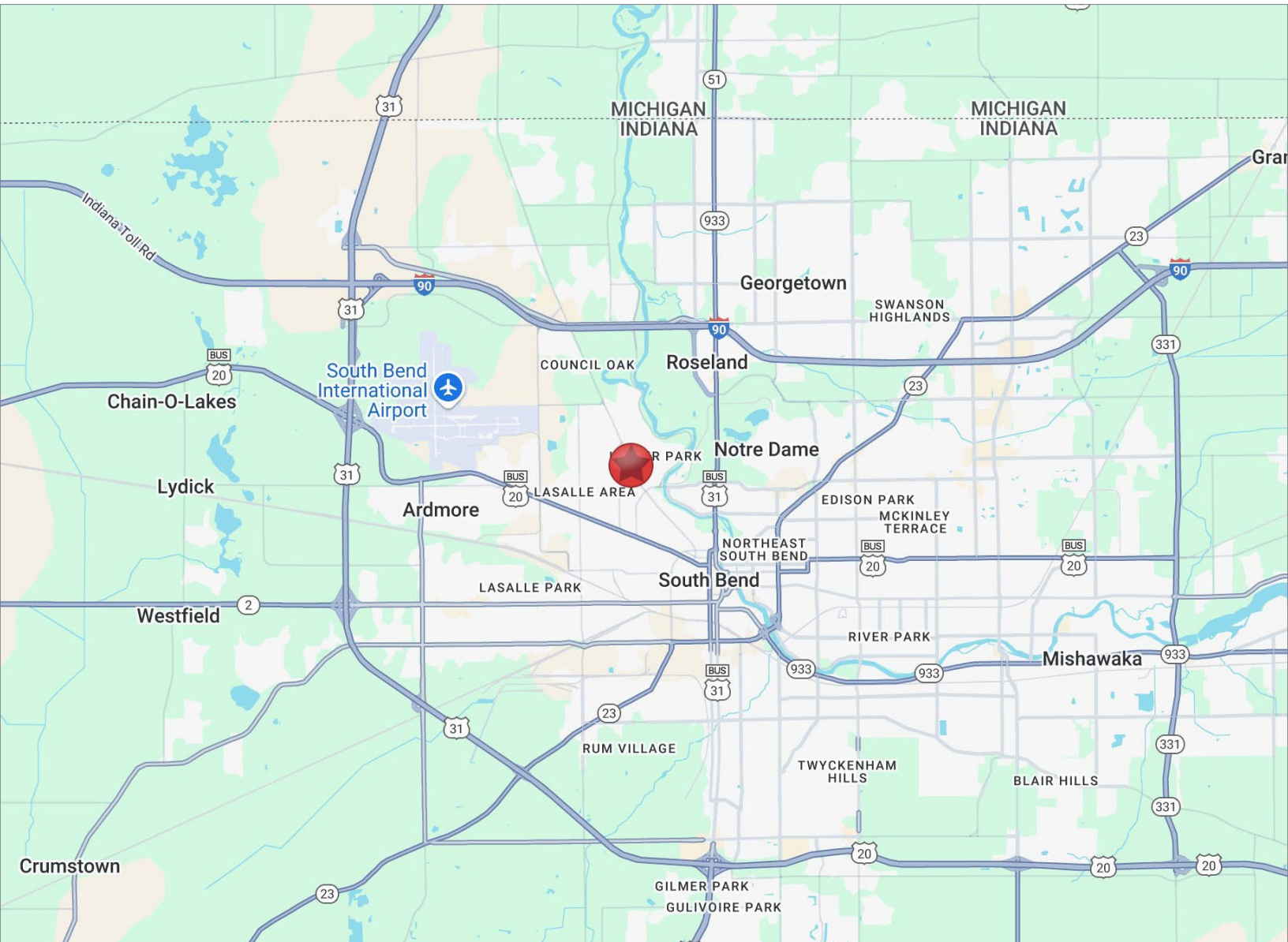
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# 2025 DEMOGRAPHICS

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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