

SALE

OFFICE



402 E SOUTH ST



402 E SOUTH ST, SOUTH BEND, IN 46601

PROPERTY OVERVIEW

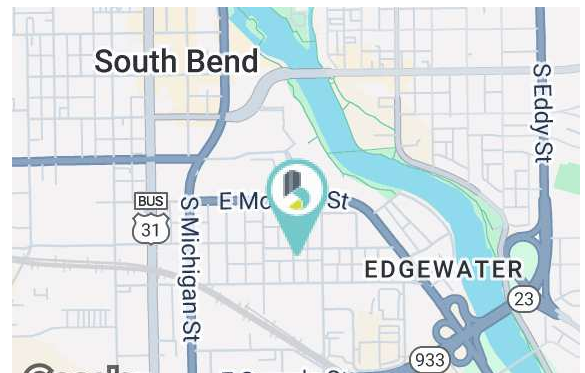
This two story, attractive brick façade mixed-use property sits in a near-downtown South Bend neighborhood at the corner of E South St & Columbia St. The site sits just down the street from the expansion of Four Winds Field, the Real America housing project, the Momentum Hub, and other new developments. The 3,000 square foot first floor is currently built out as office space, with a mix of private office, conference room, break room, and open space. The upper floor is divided into two converted apartments currently utilized as excess office space but that can be easily reverted to residential use. The site is well suited for an owner-user or investor looking to lease residential and commercial space in an accessible location.

PROPERTY HIGHLIGHTS

- Property is configured for mixed-use with retail/office use on first floor and two residential apartments on the second floor
- Well-maintained and with recent upgrades to façade and apartment interior finishes
- Apartments have attractive layout and fixtures, ready to revert to residential use
- Property is just a few blocks east of major downtown development projects (River Glen development area)
- Dedicated surface parking lot and adjoining garage structure

SALE PRICE	\$398,000
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Lot Size:	0.2 Acres
Building Size:	6,000 SF
Zoning:	Urban Neighborhood Flex
Traffic Counts:	12,315 VPD (Monroe St)



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Sale Price **\$398,000**

LOCATION INFORMATION

Street Address	402 E South St
City, State, Zip	South Bend, IN 46601
County	St. Joseph

BUILDING INFORMATION

Building Size	6,000 SF
Building Class	C
Number of Floors	2
Year Built	1892
Year Renovated	2017-2019
Number of Buildings	2

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	Urban Neighborhood Flex
Lot Size	0.2 Acres
APN #	71-08-12-333-001.000-026
Assessed Value	\$145,100
Real Estate Taxes	Non-profit entity; will be assessed

UTILITIES AND AMENITIES

Parking Spaces	9
Power	Separately metered units, 3 services
Utilities	Municipal water and sewer
Gas	NIPSCO



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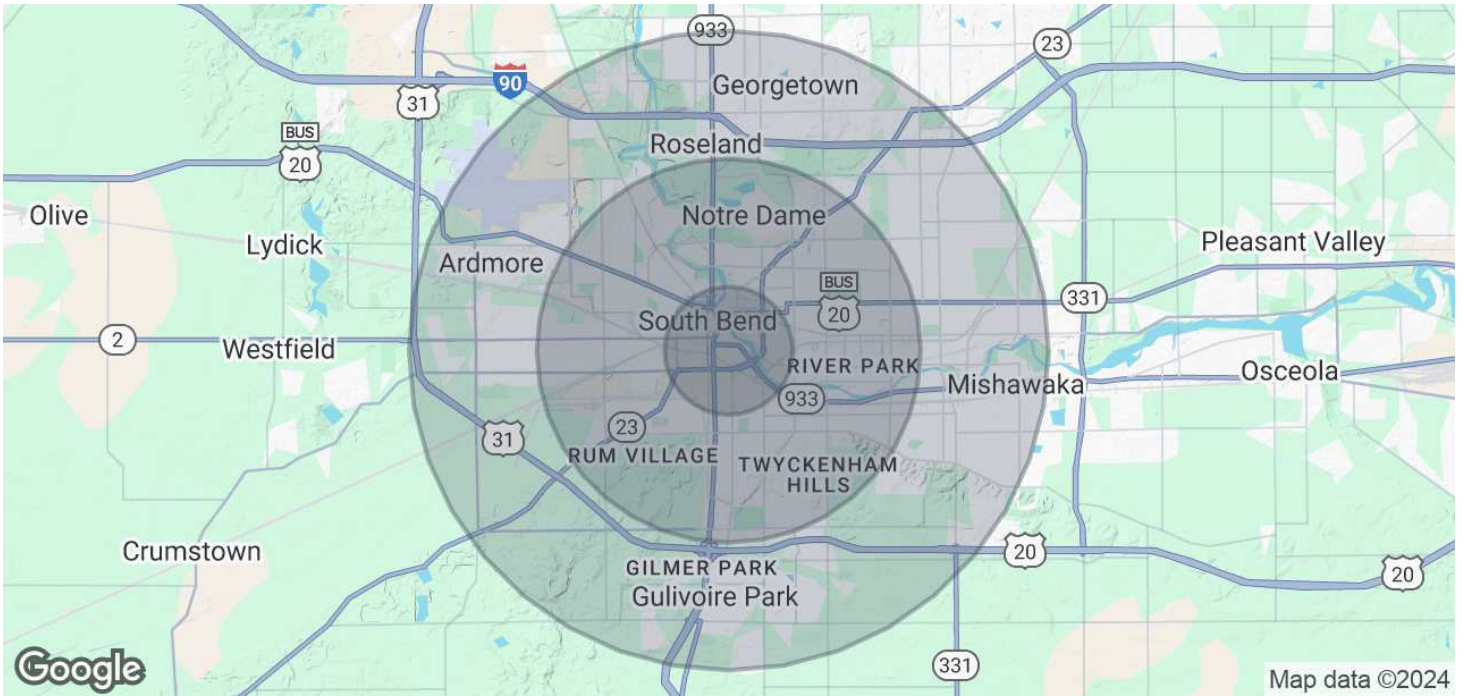


DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,645	98,619	168,128
Average Age	37	36	38
Average Age (Male)	37	35	37
Average Age (Female)	37	37	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,571	36,629	67,397
# of Persons per HH	2.4	2.7	2.5
Average HH Income	\$65,100	\$67,645	\$72,061
Average House Value	\$190,667	\$177,315	\$189,304

Demographics data derived from AlphaMap

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