

HOTEL OR REDEVELOPMENT

2820 Cassopolis St. | Elkhart, IN 46514



Perfect for an Operating Hotel or a Redevelopment Opportunity

Building Size:	41,497 SF
Land:	2.93 Acres
Zoning:	B-3 Service Business District
Frontage:	185' on Cassopolis St, 835' on Oakwood Ave.
Parking:	142 spaces on-site
List Price:	\$3,250,000

[VIEW PROPERTY ONLINE](#)

Details:

Located in the heart of Elkhart's bustling northern retail corridor, this property offers the flexibility of being an operational hotel or being repurposed for various commercial endeavors. Positioned on a corner lot, it boasts approximately 185 feet of frontage on Cassopolis Street (SR-19) and 835 feet on Oakwood Avenue, with two existing curb cuts. Comprising three buildings, the front structure features a welcoming lobby, reception, front desk, breakfast space, and storage areas. The rear two buildings house two floors of exterior corridor hotel rooms, totaling 120 rooms with 60 in each building. Abundant parking with 142 spaces on-site.



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PROPERTY PHOTOS

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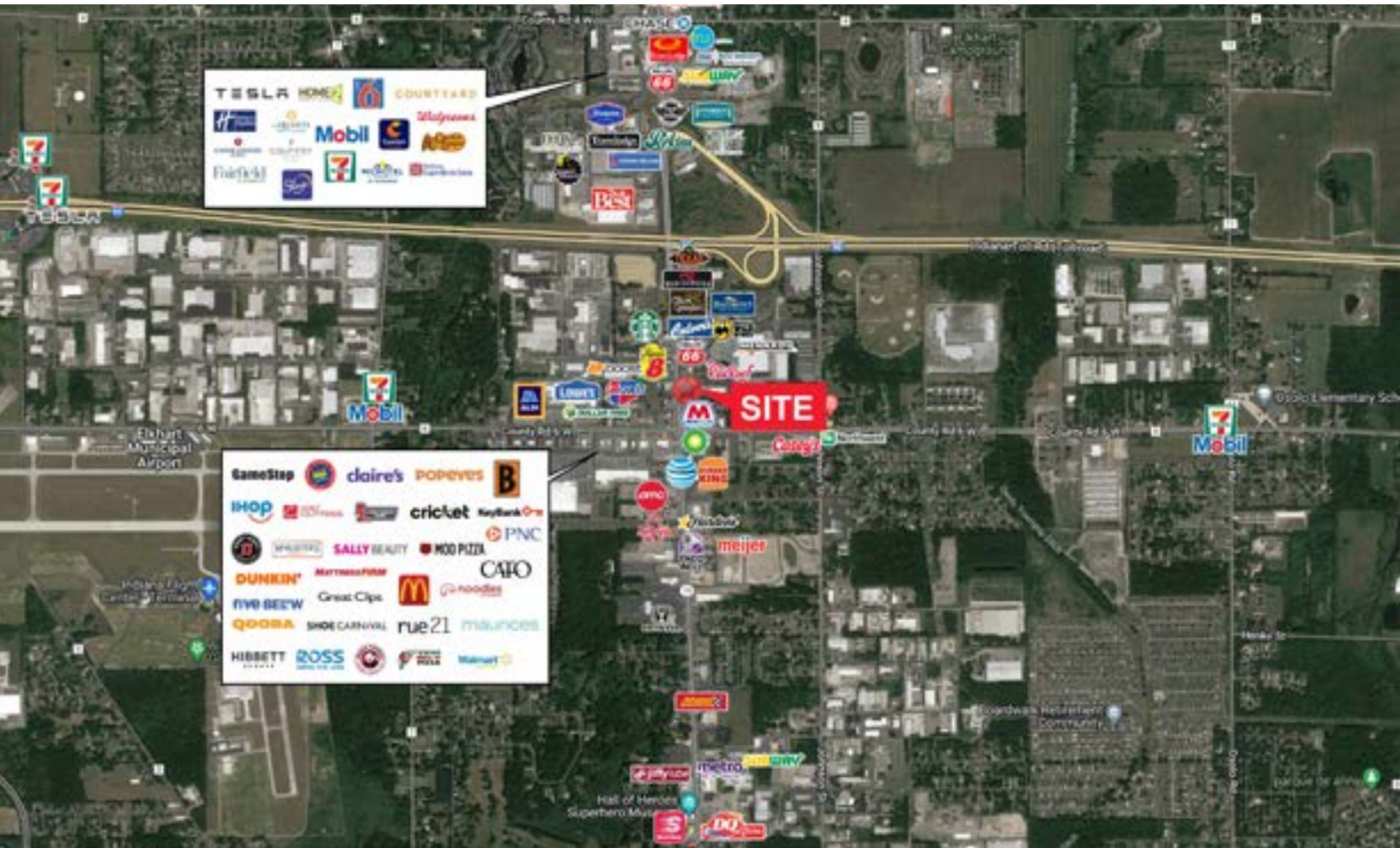
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LOCATION OVERVIEW

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- Located right off of the 80/90 Toll Road and State Rd-19 in Elkhart, Indiana.
- Near the Elkhart Municipal Airport and South Bend International Airport and close to many businesses, restaurants, and entertainment venues.

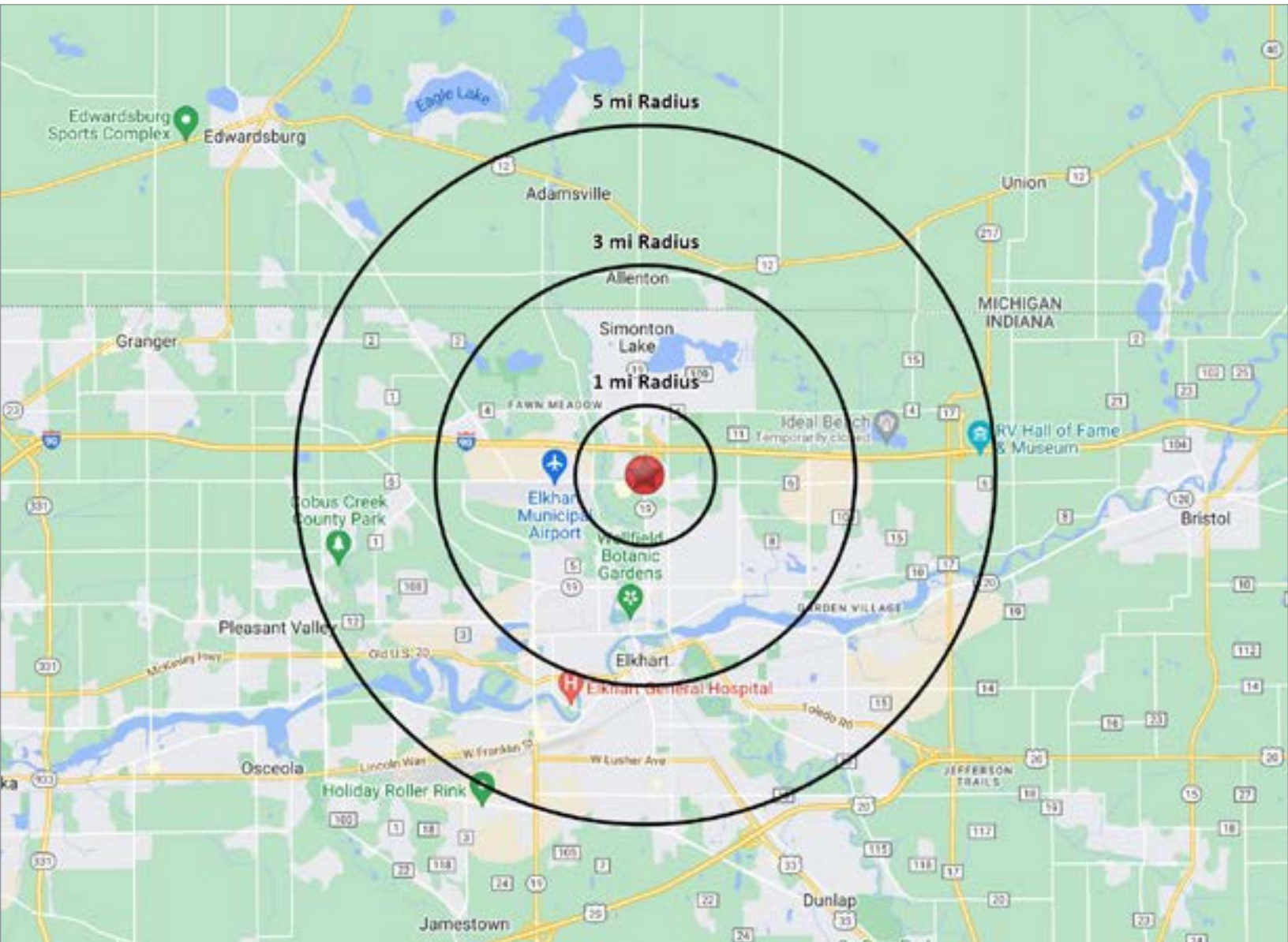


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POPULATION

1 MILE	3,051
3 MILE	34,896
5 MILE	84,371



NUMBER OF HOUSEHOLDS

1 MILE	1,328
3 MILE	14,418
5 MILE	31,987



AVERAGE HOUSEHOLD INCOME

1 MILE	\$74,680
3 MILE	\$84,121
5 MILE	\$89,140



MEDIAN HOME VALUE

1 MILE	148,891
3 MILE	162,365
5 MILE	167,148