

713 S. Scott St.



## OFFICE BUILDINGS FOR SALE

707 and 713 S. Scott St. | South Bend, IN 46601

707 S. Scott St.



## Two Great Adjacent Properties to be Combined for Shared Access

<b>Building 1:</b>	713 S. Scott St. 6,937 SF	<b>Building 2:</b>	707 S. Scott St. 8,400 SF
<b>Land:</b>	0.42 Acres	<b>Land:</b>	0.57 Acres
<b>Zoning:</b>	I- Industrial	<b>Zoning:</b>	I- Industrial
<b>Year Built:</b>	1965	<b>Year Built:</b>	1967
<b>List Price:</b>	\$242,900	<b>List Price:</b>	\$294,000

713 SCOTT ST. ONLINE

707 SCOTT ST. ONLINE

### Details:

**Building 1:** Very clean, well maintained 6,937 SF flex office space building. 3,546 SF office with 6 private offices, 2 bullpen areas and one conference room. 3,355 SF warehouse & storage with 1 ground level 10'x10' overhead door in warehouse and one ground level 8'x8' door in storage area. New HVAC system, wired for telecomm; new roof in 1997.

**Building 2:** 8,400 SF light manufacturing building. 5,400 SF building built in 1967, 3,000 SF addition added on in 2006, 12' to 14' ceiling height, 961 SF office. Located on S. Scott St. in South Bend, IN by the train tracks on W. Scott St. United Dr. and Chapin St. are the nearest roads.



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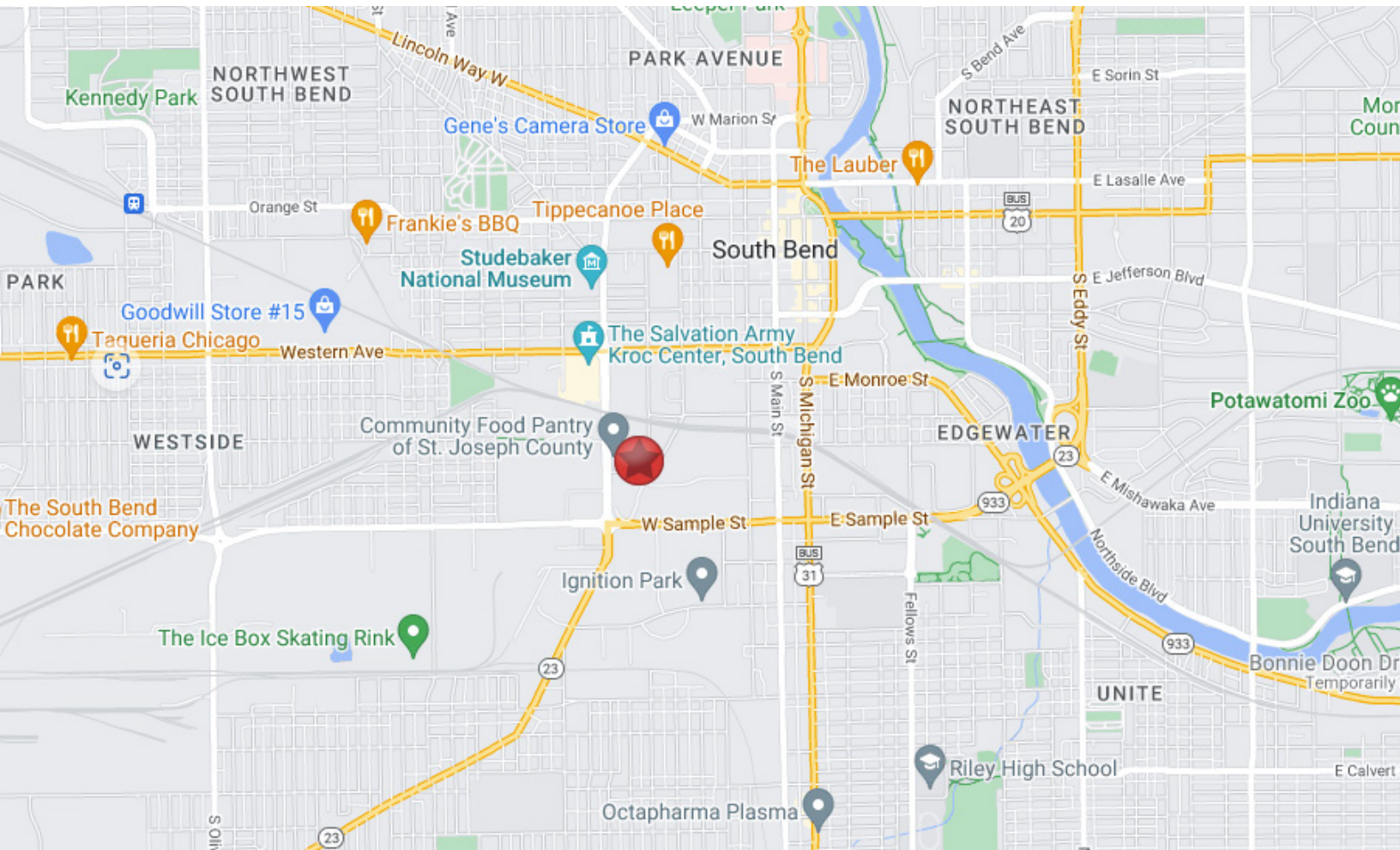
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# LOCATION OVERVIEW

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### 713 S. Scott St.

- Located near the Central Business District of South Bend in a industrial-use neighborhood.
- Good access to surrounding communities.

### 707 S. Scott St.

- Great location to reach local and regional network.
- Near downtown South Bend and proximal to municipal and business services.
- Flexible use for warehousing and manufacturing.
- Combine with adjacent property with shared access.

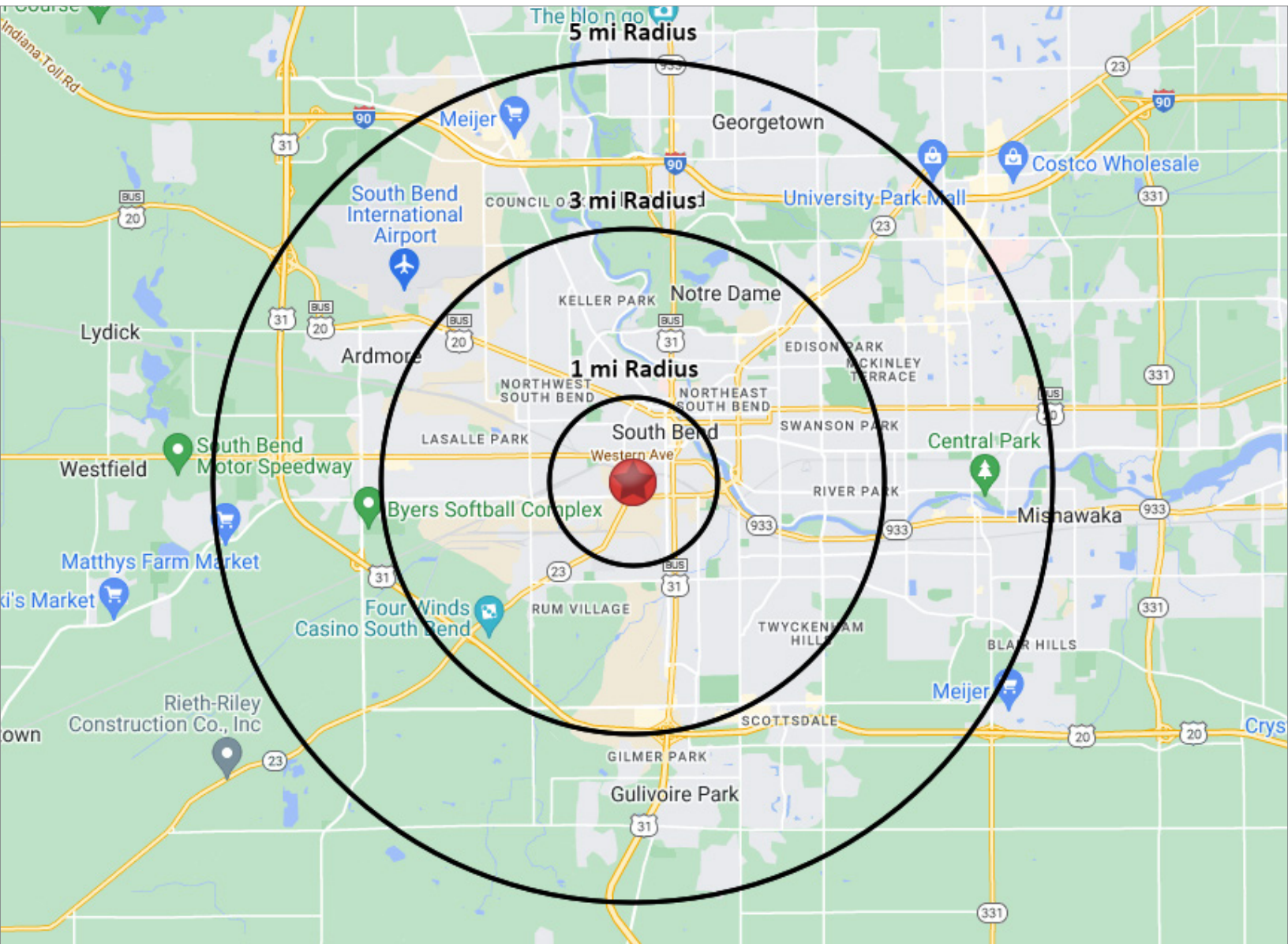




# 2023 DEMOGRAPHICS

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### POPULATION

1 MILE	9,763
3 MILE	93,455
5 MILE	167,932



### NUMBER OF HOUSEHOLDS

1 MILE	3,733
3 MILE	33,547
5 MILE	67,038



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$41,895
3 MILE	\$79,838
5 MILE	\$79,487



### MEDIAN HOME VALUE

1 MILE	\$120,147
3 MILE	\$135,834
5 MILE	\$145,247