

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

Building 1: 713 S. Scott St.
6,937 SF
Land: 0.42 Acres
Zoning: I- Industrial
Year Built: 1965
List Price: \$242,900

Building 2: 707 S. Scott St.
8,400 SF
Land: 0.57 Acres
Zoning: I- Industrial
Year Built: 1967
List Price: \$294,000

Details:

Building 1: Very clean, 6,937 SF flex office/warehouse building. Approx 1,500 SF office warehouse & storage with 1 ground level 10'x10' overhead door in warehouse and one ground level 8'x8' door in storage area.

Building 2: 8,400 SF light manufacturing building with approx 1,500 SF of office. 5,400 SF building built in 1967, 3,000 SF addition added on in 2006, 12' to 14' ceiling height. Located on S. Scott St. in South Bend, IN near United Beverage.

[713 SCOTT ST. ONLINE](#)

[707 SCOTT ST. ONLINE](#)

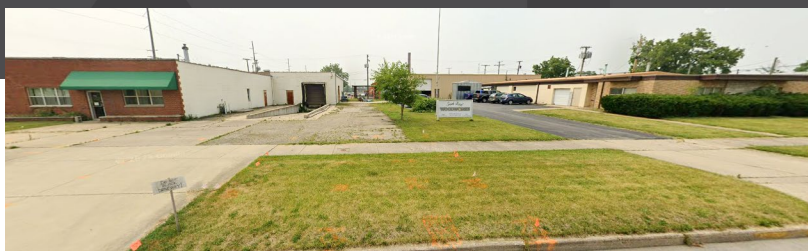


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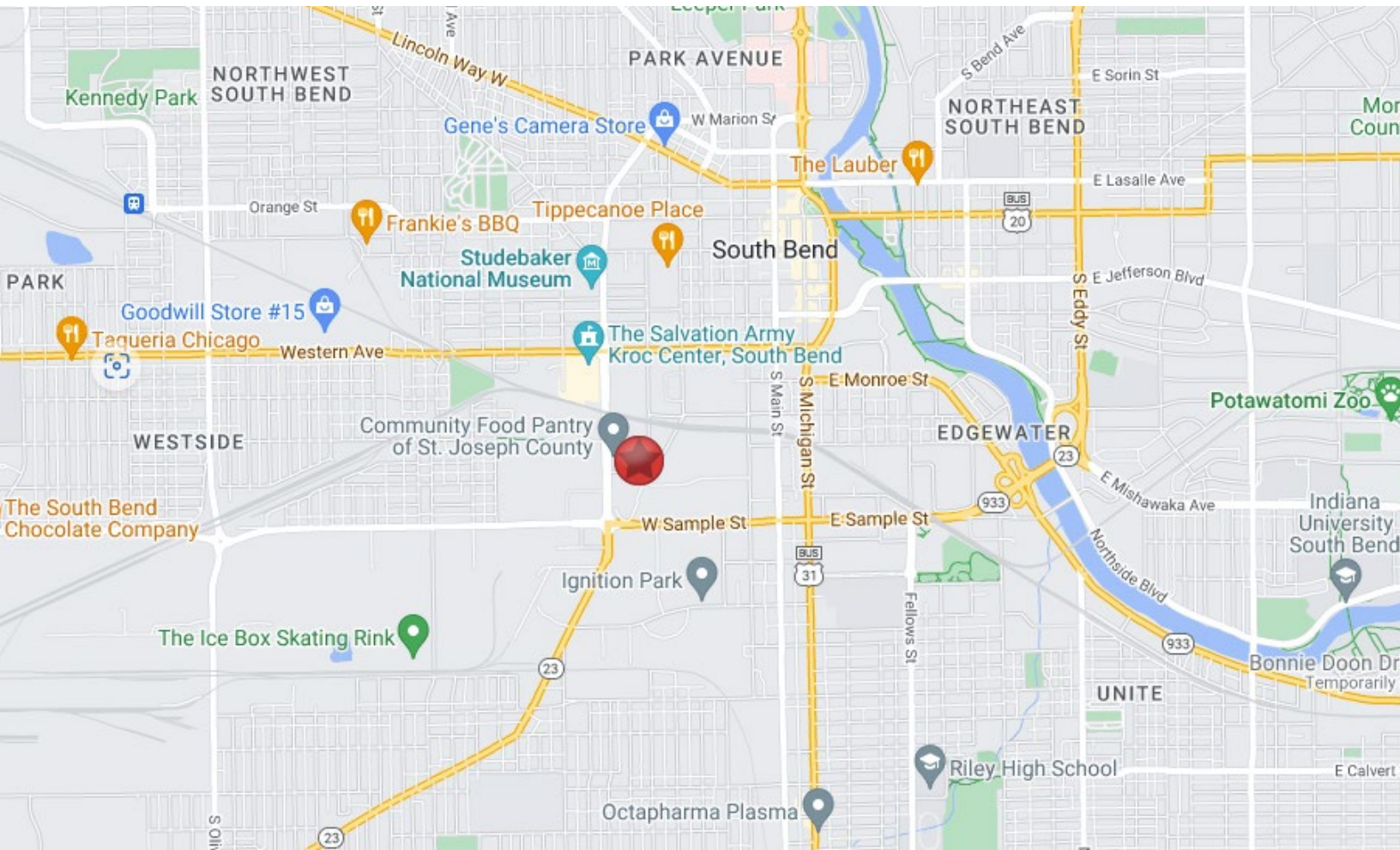
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LOCATION OVERVIEW

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

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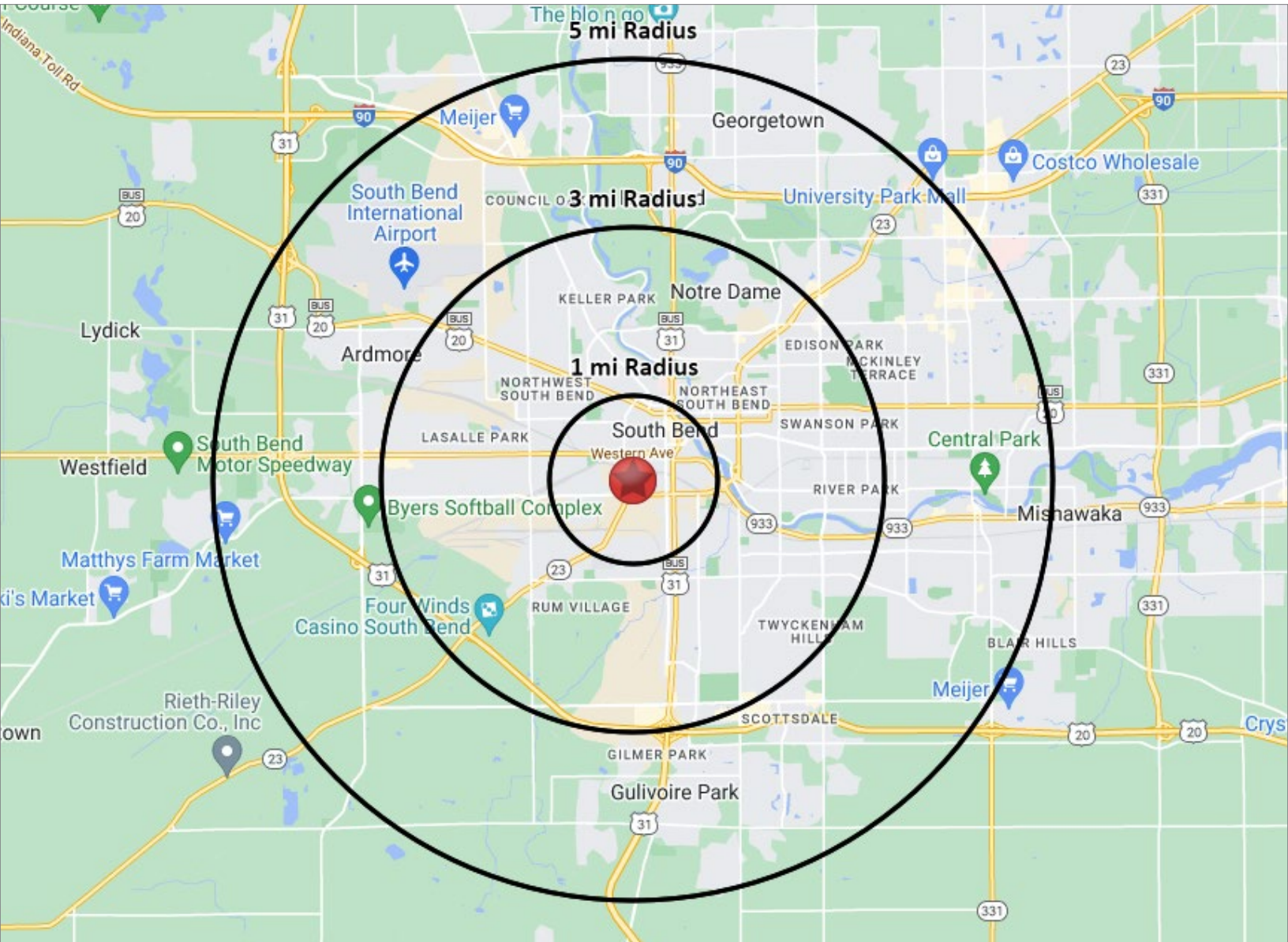
- Great location to reach local and regional network.
- Near downtown South Bend and proximal to municipal and business services.
- Flexible use for warehousing and manufacturing.
- Combine with adjacent property with shared access.



① 713 S. Scott St.



② 707 S. Scott St.



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