

# OFFICE BUILDING FOR SALE

3404 Boland Drive | South Bend, IN 46628



## Price Reduced! Great Private Office Building On 1.53 Acres

### Details:

Current Credit Union branch with lobby, teller line, 3 private offices, break room and restroom. Has one lane drive behind the building used as drive thru lane. Ample acreage for expansion/development.

**Building Size:** 2,250  
**Land:** 1.53 Acre  
**Zoning:** D - Light Industrial  
**Parking:** 10,368 SF Paved  
**Reduced Price:** \$245,000 (~~\$275,000~~)

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# NAI Cressy

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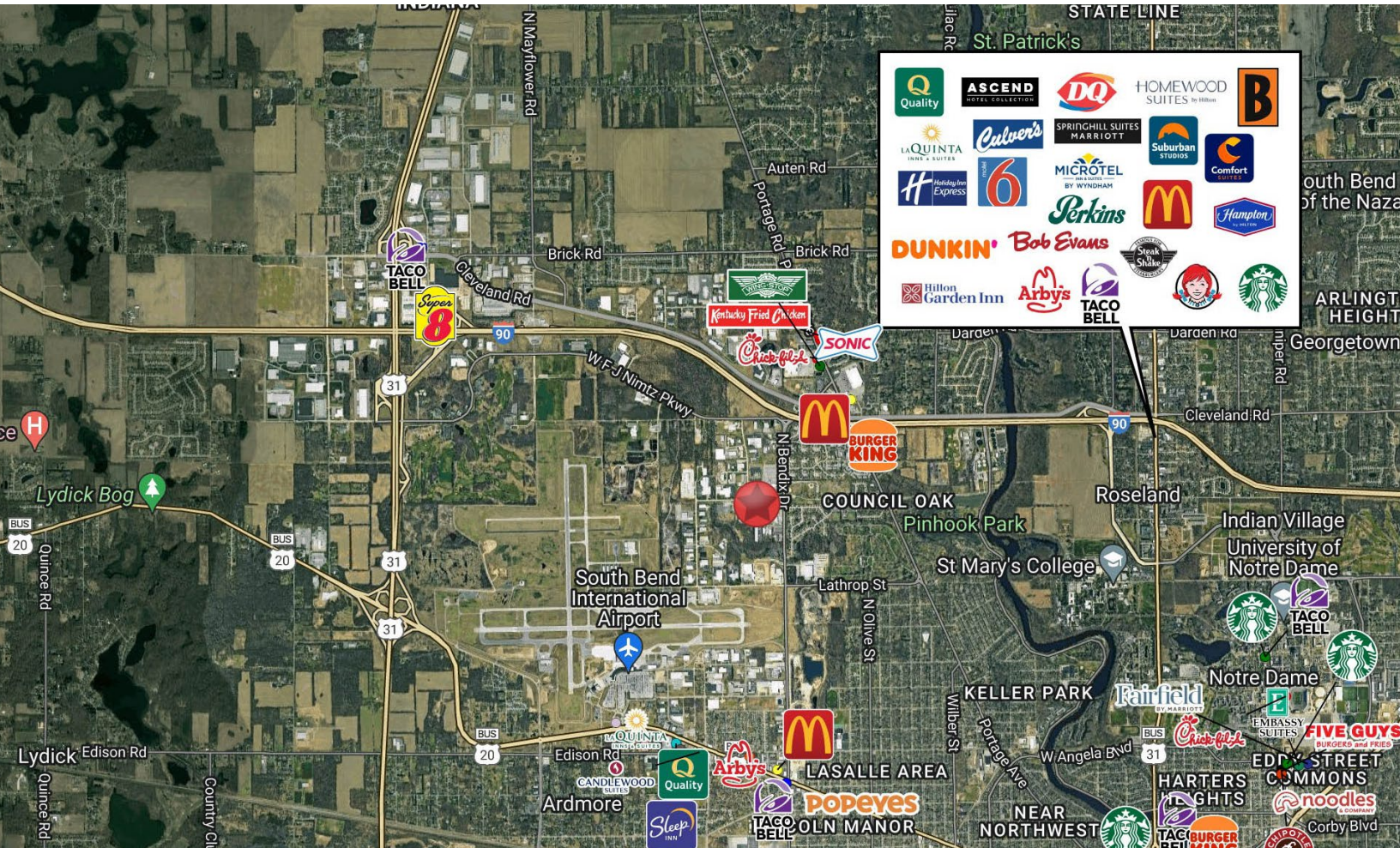
**Shawn Todd**  
Senior Broker, Business Broker  
D 574.485.1520  
[stodd@cressy.com](mailto:stodd@cressy.com)



# LOCATION OVERVIEW

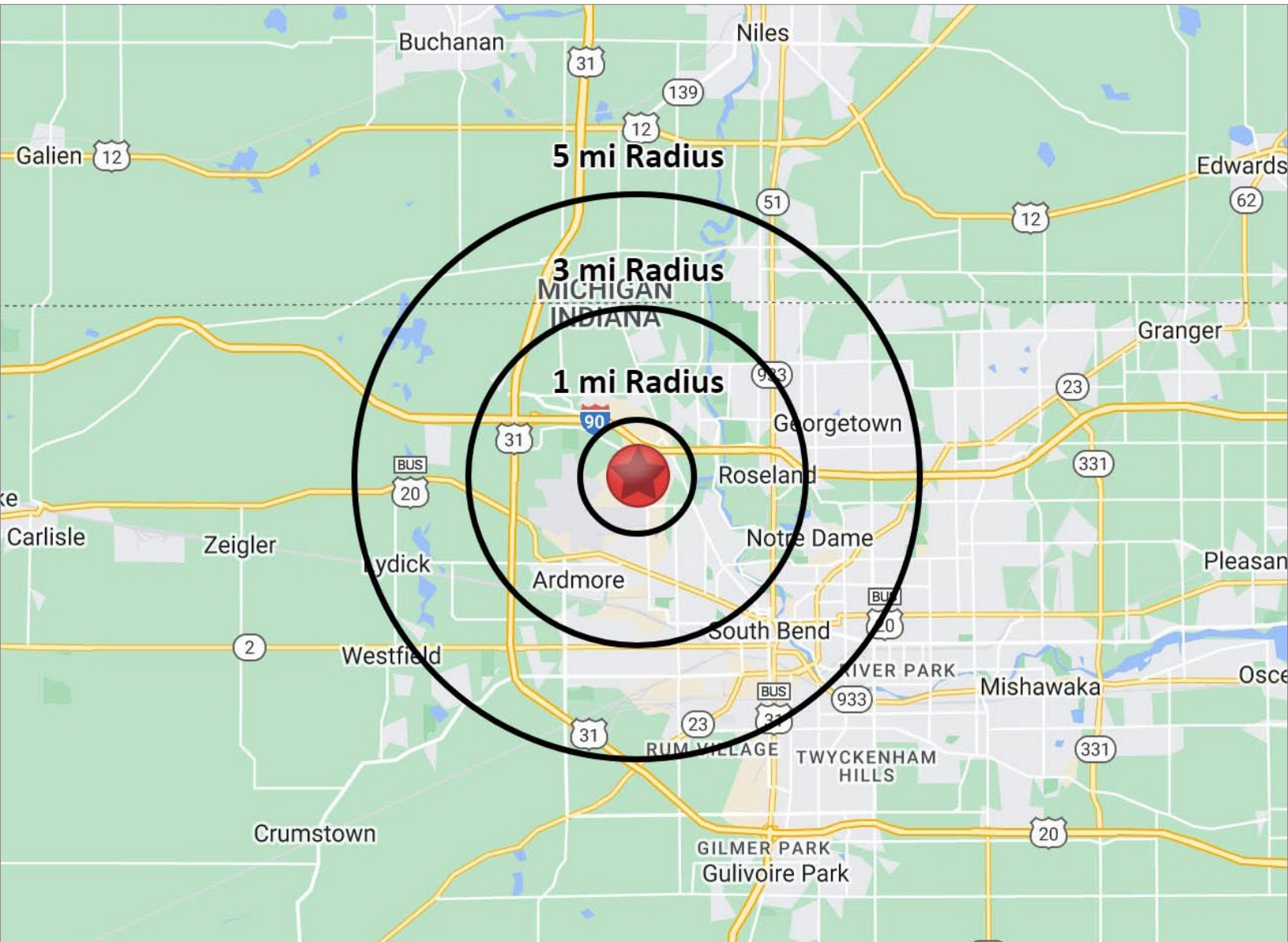
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- Airport Industrial Park - Blackthorn Development area.
- Located off Bendix Dr on South Bend's NW side.
- Well positioned in the Boland/Kenmore Dr industrial park.
- Proximal to many small businesses and Meijer shopping center.





### POPULATION



### NUMBER OF HOUSEHOLDS



### AVERAGE HOUSEHOLD INCOME



### MEDIAN HOME VALUE

1 MILE	2,623
3 MILE	40,872
5 MILE	114,660

1 MILE	301
3 MILE	9,363
5 MILE	25,594

1 MILE	\$55,638
3 MILE	\$84,070
5 MILE	\$88,247

1 MILE	\$180,491
3 MILE	\$160,365
5 MILE	\$189,420