

DOWNTOWN BUILDING FOR SALE

235 S. Michigan Street | South Bend, IN 46601



Downtown South Bend Redevelopment Opportunity!

Building Size:	22,810 SF
Land:	0.13 Acres
Zoning:	DT - Downtown
Year Built:	1925
Utilities:	Municipal
List Price:	\$700,000

[VIEW PROPERTY ONLINE](#)

Details:

Four story historic building with multiple retail entrances on the first floor. Upper floors ideal for office, multifamily, storage or other uses approved in the DT-Downtown zoning district. Convenient parking on street in addition to garage parking adjacent to the west. Located at a signalized intersection with excellent visibility and foot traffic. This property is a true “value add opportunity” in the heart of downtown South Bend and benefits from low operating costs and property taxes.



NAI Cressy

P 574.271.4060 | F 574.271.4292 | CRESSY.COM
200 N. Church Street, Suite 200 | Mishawaka, IN 46544

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Ryan Gableman, CCIM/SIOR
Senior Broker, Principal
D 574.485.1502 | C 574.215.0336
rgableman@cressy.com

PROPERTY PHOTOS

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LOCATION OVERVIEW

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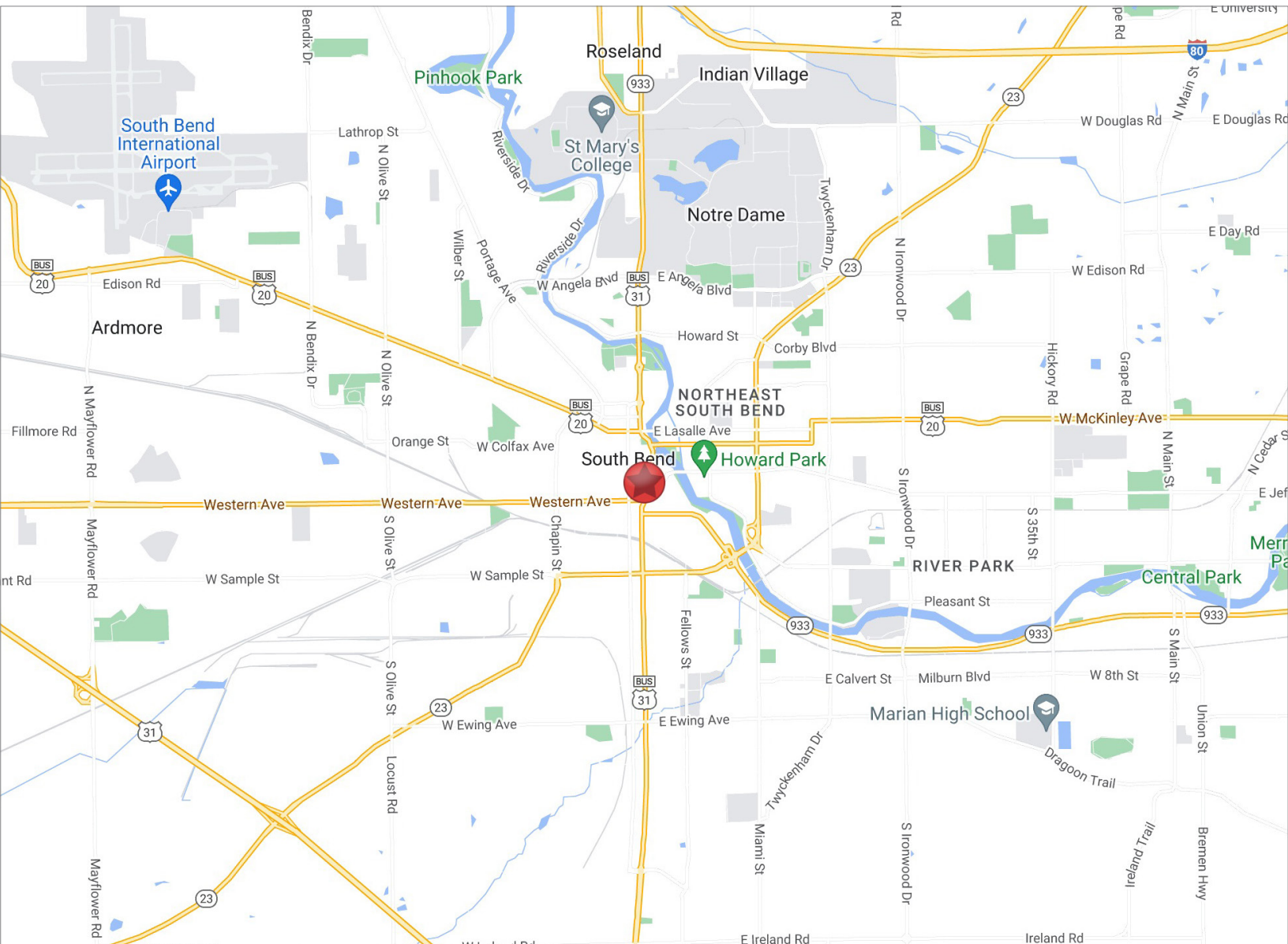
- This property is located on the corner of S. Michigan St. and Wayne St. in the heart of downtown South Bend. Highly visible location with excellent foot traffic during the day.
- It is within walking distance to county and city offices, financial institutions, hotels, event venues, restaurants and cafes, as well as residential complexes.
- It is just minutes from the University of Notre Dame, St. Mary's College, South Bend International Airport, US-31 and the I-80/90 Toll Rd. This is an ideal location for residential, retail, or office space.



2023 DEMOGRAPHICS

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POPULATION

1 MILE	10,137
3 MILE	99,126
5 MILE	176,233



NUMBER OF HOUSEHOLDS

1 MILE	4,327
3 MILE	36,300
5 MILE	70,923



AVERAGE HOUSEHOLD INCOME

1 MILE	\$70,159
3 MILE	\$75,568
5 MILE	\$79,084



MEDIAN HOME VALUE

1 MILE	\$148,786
3 MILE	\$130,333
5 MILE	\$144,875