

MIXED-USE PROPERTY

742 & 746 S. Meade Street | South Bend, IN 46619



Perfect for a Day Care Facility and Apartment Units Located on South Bend's West Side

Building:	5,466 SF
Land:	0.22 Acres
Zoning:	Urban Neighborhood Flex
Utilities:	Municipal
Reduced Price:	\$140,000 (\$150,000)

Details:

Mixed-use building for sale on west side of South Bend. The first floor and adjacent fenced in area is perfect for a day care. The upper levels have been framed out for 2 apartments with 3-4 bedrooms each - both with separate entrances. There is a garage available for use that is currently being rented to month-to-month tenants. The basement can also be used for storage and has an exiting kitchen that could be used for those searching for shared kitchen space.

[VIEW PROPERTY ONLINE](#)



NAI Cressy

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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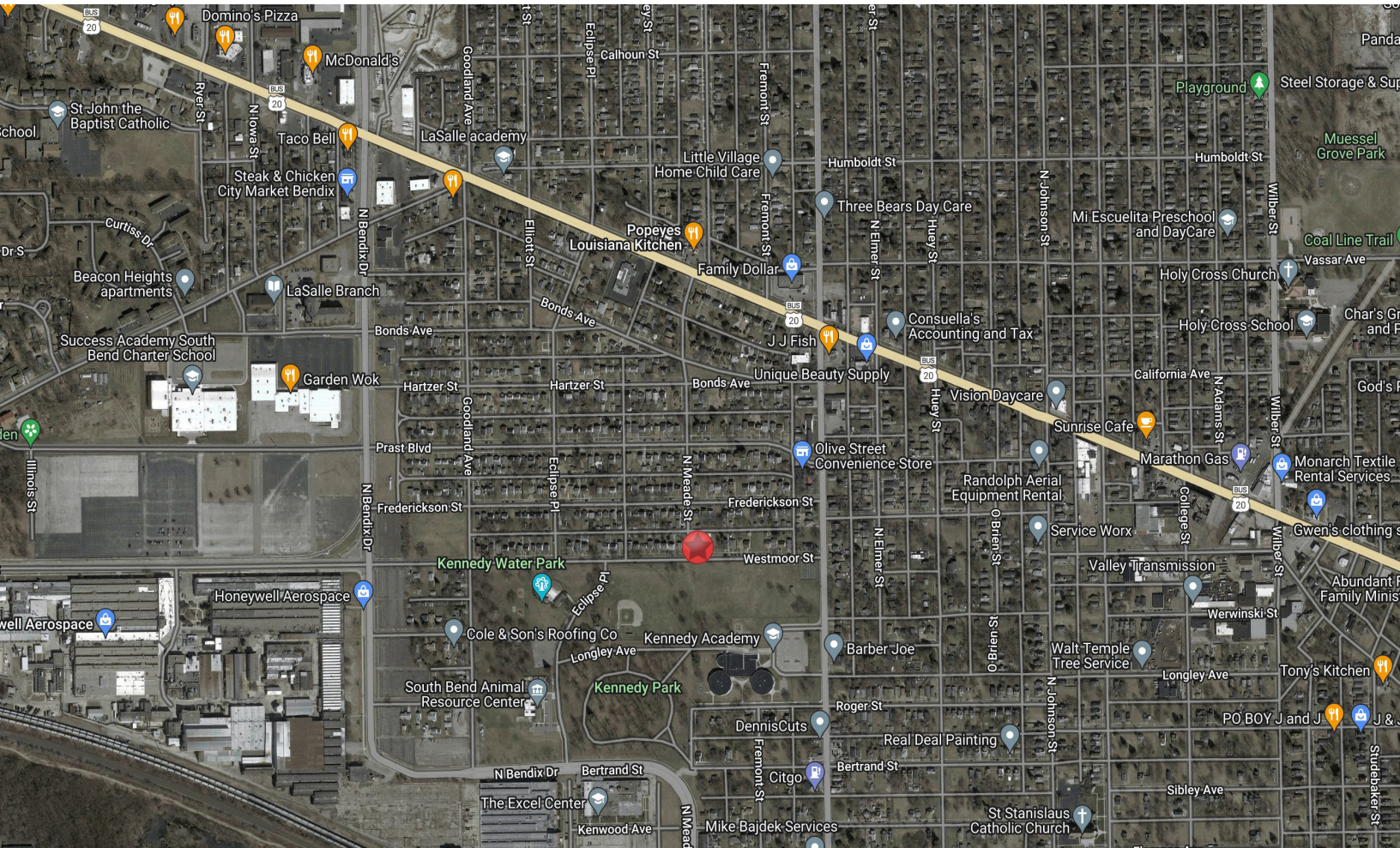
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LOCATION OVERVIEW

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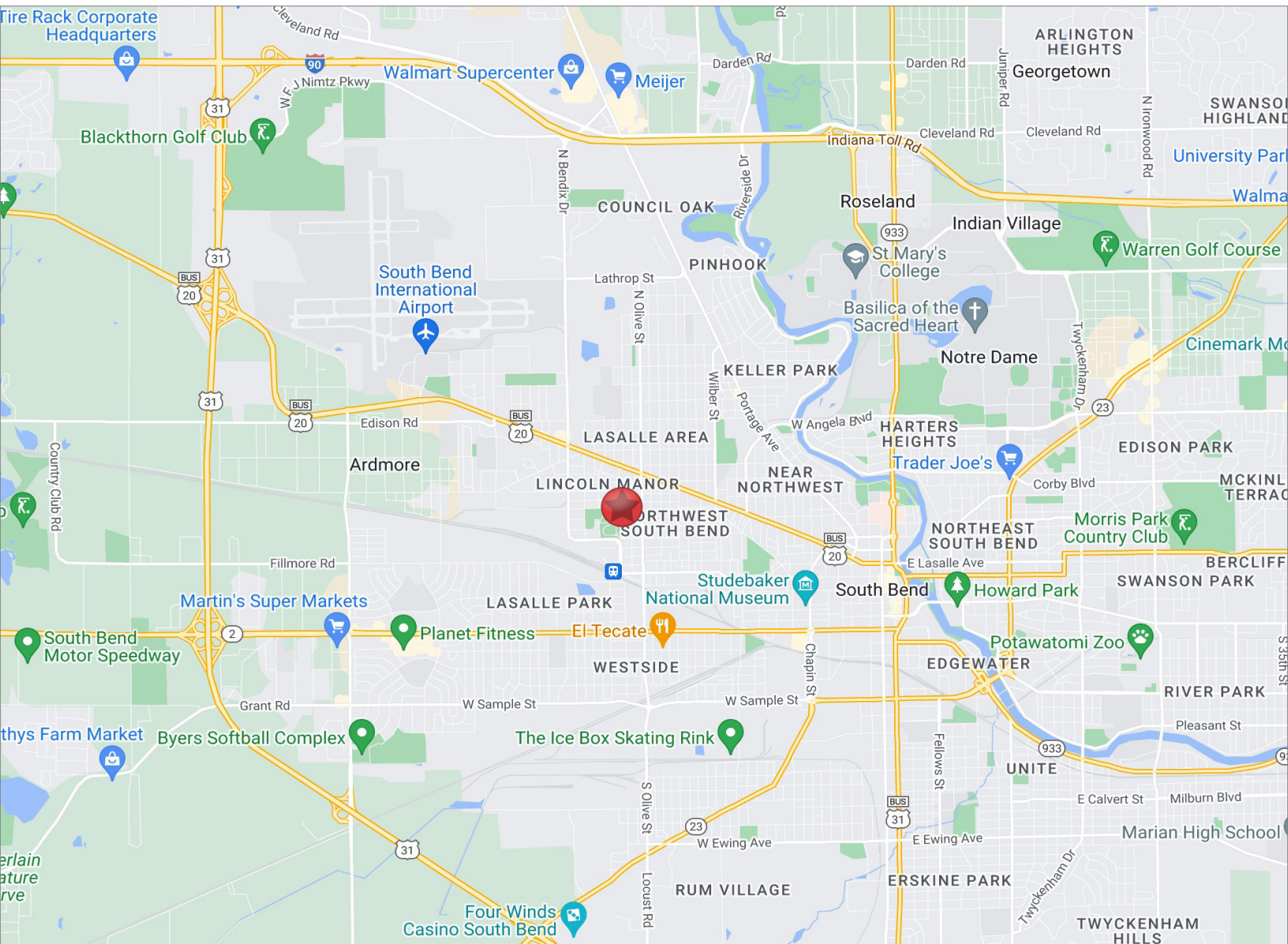
- This property is located on the corner of S. Meade Street and W. Dunham Street on the west side of South Bend. It is just off Western Avenue (SR 2) and Sample Street.
- It is surrounded by residential neighborhoods and local eateries.
- It is 1.5 miles from SR 23 and 2.5 miles from US 31 providing very easy access to downtown South Bend, and South Bend International Airport.



2023 DEMOGRAPHICS

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POPULATION

1 MILE	9,203
3 MILE	63,676
5 MILE	139,210



NUMBER OF HOUSEHOLDS

1 MILE	2,846
3 MILE	23,992
5 MILE	53,659



AVERAGE HOUSEHOLD INCOME

1 MILE	\$47,746
3 MILE	\$74,187
5 MILE	\$79,704



MEDIAN HOME VALUE

1 MILE	\$71,153
3 MILE	\$114,466
5 MILE	\$138,487