

FLEX BUILDING FOR SALE

915 S. Ironwood Dr. | South Bend, IN 46615



Great Investment Opportunity, Located 2 blocks from Indiana University South Bend (IUSB)

Building Size:	2,240 SF
Zoning:	Urban Neighborhood Flex
Utilities:	Municipal
HVAC:	Gas forced heat, and central A/C
Annual Taxes:	\$3,105.18
List Price:	\$199,000 (\$225,000)

[VIEW PROPERTY ONLINE](#)

Details:

Investment opportunity in River Park, just two blocks from Indiana University South Bend (IUSB). This property offers 2,240 square feet of space, featuring office space on the main floor and a 2-bedroom, 1-bathroom apartment upstairs. The building also has a full basement finished as additional office space. Situated in an Urban Neighborhood Flex zone, it has municipal water and sewer utilities, gas forced heat, and central A/C. The property is currently vacant allowing a new owner to either occupy or rent out the suites. With annual taxes of \$3,105.18 and on-site parking including a detached garage, this property is a smart investment in a great location.



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200 N. Church St., Suite 200, Mishawaka, IN 46544

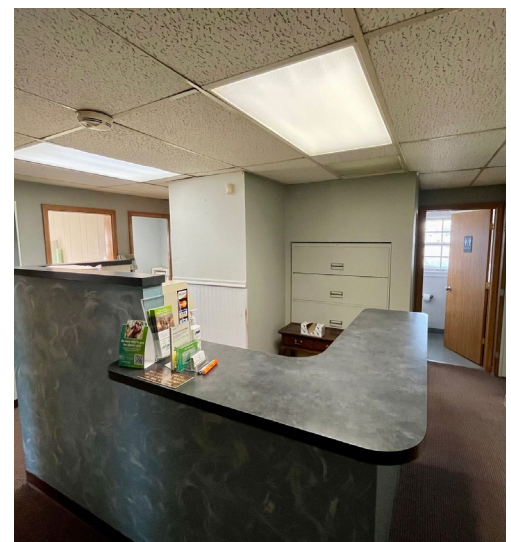
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Ryan Gableman, CCIM/SIOR
Senior Broker, Principal
D 574.485.1502 | C 574.215.0336
rgableman@cressy.com

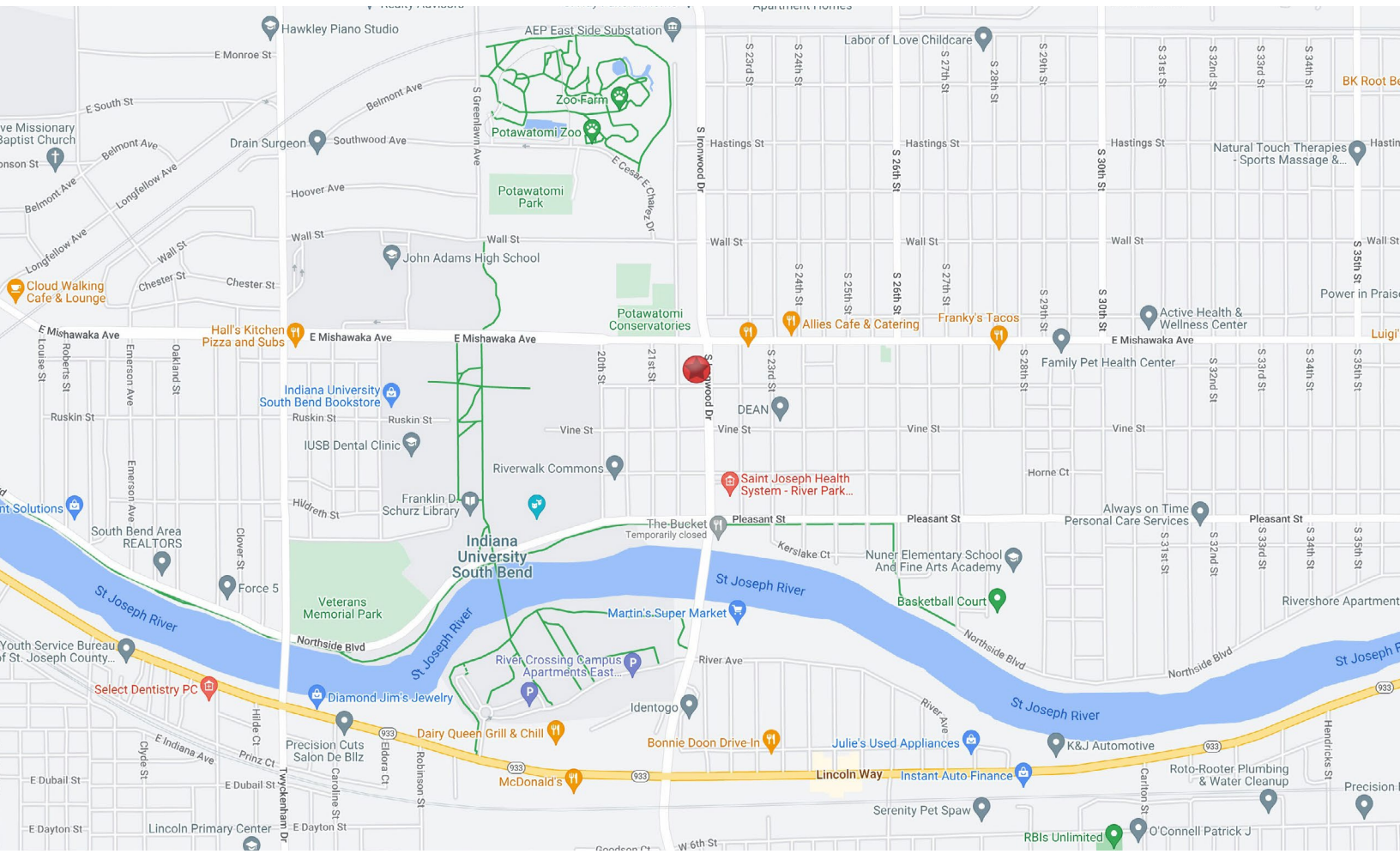




LOCATION OVERVIEW

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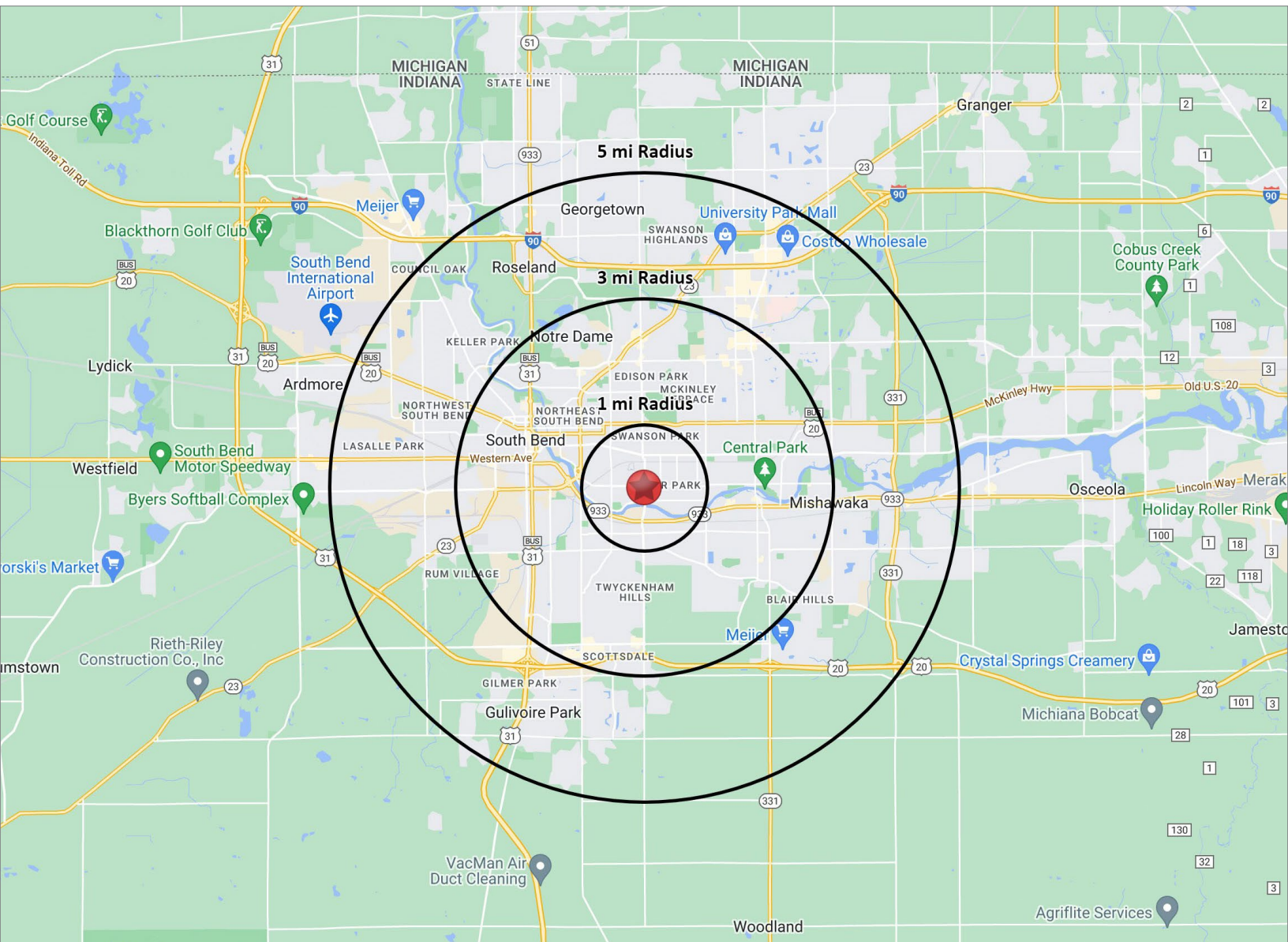
- The property is located on the east side of South Bend, IN on Ironwood Drive with average daily traffic counts of ~13,000.
- Located two blocks from Indiana University South Bend (IUSB) and minutes from downtown South Bend and downtown Mishawaka.
- The building is surrounded by single-family residential properties and commercial and retail businesses.



2023 DEMOGRAPHICS

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POPULATION

1 MILE	15,349
3 MILE	102,016
5 MILE	178,026



NUMBER OF HOUSEHOLDS

1 MILE	6,574
3 MILE	41,846
5 MILE	1,789



AVERAGE HOUSEHOLD INCOME

1 MILE	\$82,686
3 MILE	\$77,300
5 MILE	\$82,961



MEDIAN HOME VALUE

1 MILE	\$123,821
3 MILE	\$146,570
5 MILE	\$153,452