

COMMERCIAL BUILDING FOR SALE

107 E. 1st Street | Mishawaka, IN 46544



High Visibility Building for Sale in Downtown Mishawaka

Building Size: 11,088 SF
Land: 0.13 Acres
Zoning: C - 3
Built: 1928 / Remodeled in 2023
Parking: Public parking available on 1st St, Main Street, and in lot to the rear of the building.
List Price: \$1,120,000

[VIEW PROPERTY ONLINE](#)

Details:

This multi-tenant building in downtown Mishawaka is currently occupied by four tenants, has an event space/ballroom, and one suite is currently vacant. Positioned among a mix of retail, office, dining, and community spaces, this location benefits from consistent foot traffic, strong visibility, and proximity to ongoing downtown redevelopment and investment, making it an ideal site for a variety of commercial or mixed-use opportunities. All personal property required to run as event space available for purchase. 3 way liquor license is available. Full basement with existing bar could be renovated and brought back to life.



NAI Cressy

P 574.271.4060 | CRESSY.COM | CONNECT WITH US! [in](#) [X](#) [f](#) [yt](#)
200 N Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Samuel Cressy
Broker

D 574.485.1556 | C 574.344.9588
scressy@cressy.com

PROPERTY PHOTOS

COMMERCIAL BUILDING FOR SALE

107 E. 1st Street | Mishawaka, IN 46544



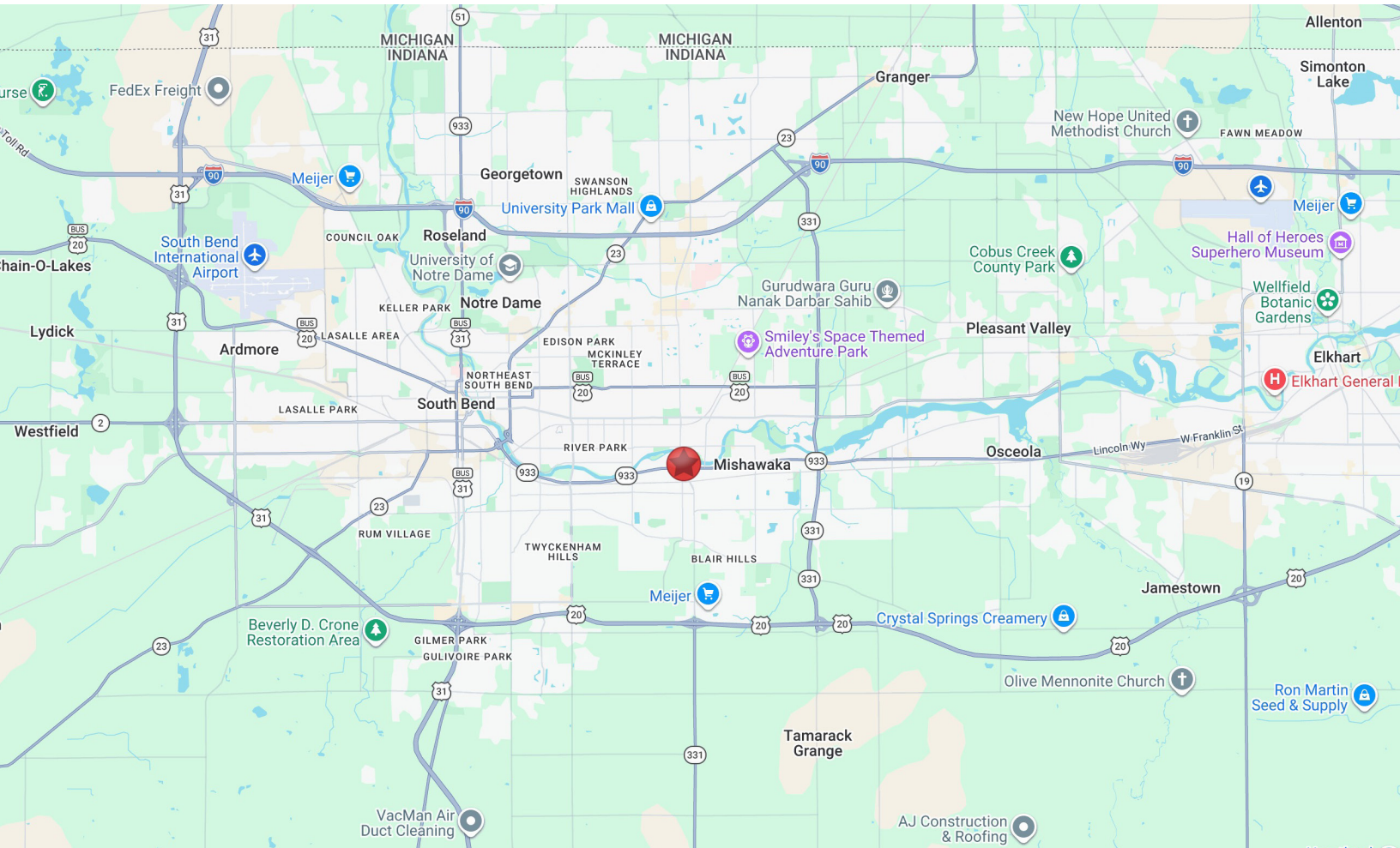




LOCATION OVERVIEW

COMMERCIAL BUILDING FOR SALE

107 E. 1st Street | Mishawaka, IN 46544



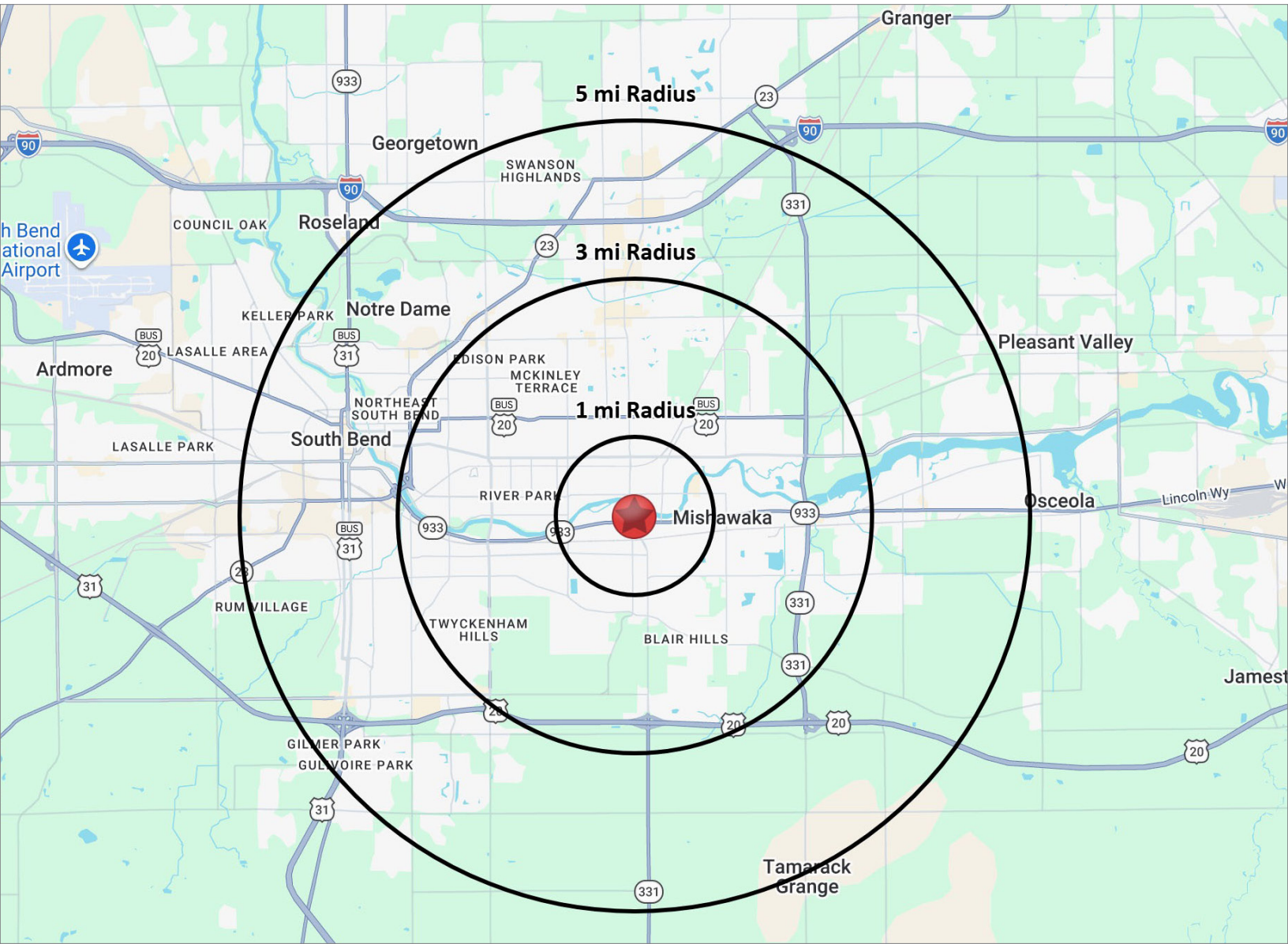
Located in the heart of downtown Mishawaka, 107 E. 1st Street offers a prime, walkable setting at the corner of First Street and North Main Street, placing it directly within the city's central business district. The property is just steps from the popular Mishawaka Riverwalk along the St. Joseph River, providing scenic surroundings and pedestrian connectivity, as well as immediate access to local restaurants, boutiques, and entertainment venues that define the downtown atmosphere. Its central location allows for convenient access to major thoroughfares including Lincolnway East and nearby connections to State Road 933 and the greater South Bend metro area, making it easily accessible for both local traffic and regional commuters.



NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Samuel Cressy
Broker

D 574.485.1556 | C 574.344.9588
scressy@cressy.com



POPULATION

1 MILE	14,151
3 MILE	75,753
5 MILE	152,563



NUMBER OF HOUSEHOLDS

1 MILE	3,701
3 MILE	18,641
5 MILE	34,846



AVERAGE HOUSEHOLD INCOME

1 MILE	\$71,989
3 MILE	\$81,671
5 MILE	\$87,135



MEDIAN HOME VALUE

1 MILE	\$139,681
3 MILE	\$171,938
5 MILE	\$190,999