0.98 Acre Redevelopment Opportunity With Flexible Building

3514 HICKORY RD. | MISHAWAKA, IN 46545

A rare blend of comfortable living space and powerful commercial potential.

NAI Cressy
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Land:
0.98 AC
Redevelopment Opportunity
with Flexible Building

Zoning:
C-6

Land Uses:
Retail, Office, Residential,
Single Family

Existing Building:
2,494 SF (4 Bed, 2 Bath)

Built:
1954

List Price:
$425,000

Property Overview

This property offers a rare blend of comfortable living space and powerful commercial potential. This 4-bedroom, 2-bath home features a partially finished basement, spacious rooms, and sits within one of Mishawaka's highly rated school districts. But the true value is in its C-6 Commercial zoning, which opens the door to a wide range of business opportunities—including bed and breakfast, medical or clinical offices, laboratories, professional suites, and other commercial uses. Located on a busy, high-visibility corridor, this property offers excellent exposure for any business concept. Whether you're an investor, entrepreneur, or someone looking to combine residential comfort with commercial flexibility, this is a prime opportunity in a thriving Mishawaka location.

VIEW LISTING ONLINE



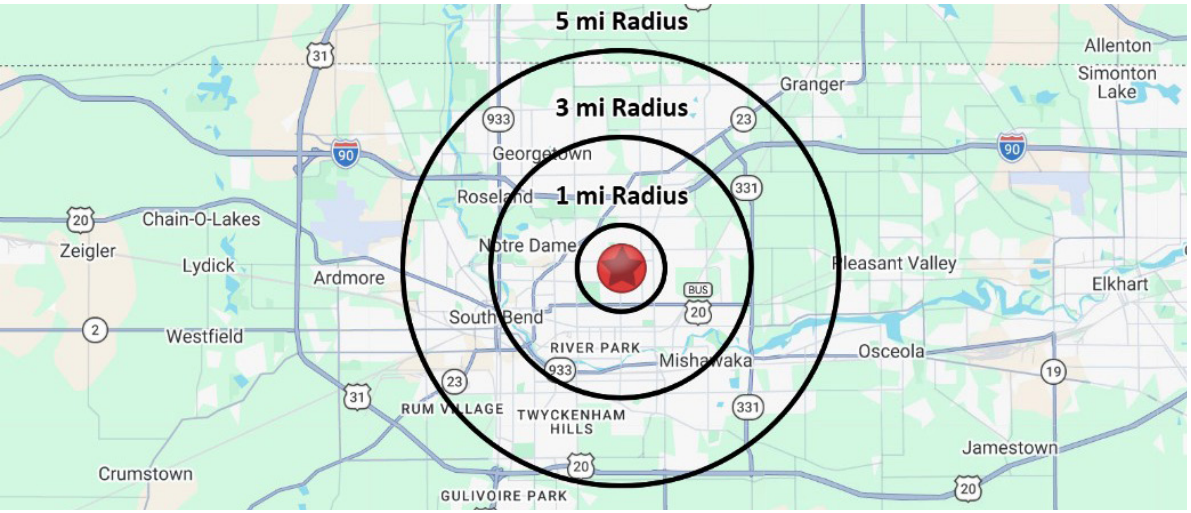
Property Photos



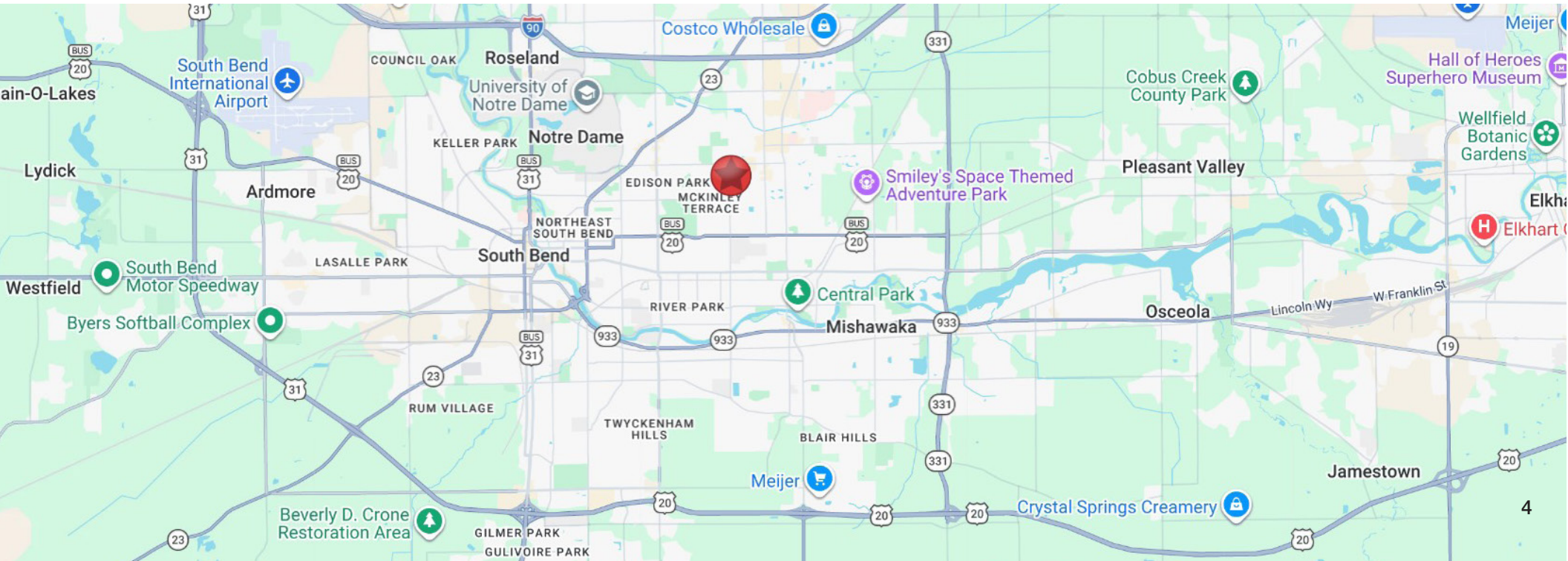


Location Overview

Situated along a high-traffic, high-visibility corridor in Mishawaka, this property offers outstanding exposure and endless possibilities for a variety of business ventures.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	12,158	87,138	183,342
HOUSEHOLDS	2,374	18,283	42,422
AVERAGE HOUSEHOLD INCOME	$63,158	$87,247	$96,772
MEDIAN HOME VALUE	$170,954	$212,107	$223,389



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