Townhouse Apartments for Sale

EAST RACE VILLAS
824 - 828 E. JEFFERSON BLVD. | SOUTH BEND, IN 46617

All units are spacious and range from approximately 1,000 - 1,400 SF.

NAICressy
CRESSY.COM



Building Size:
11,794 SF

Land:
0.16 AC

Floors:
3 Levels

Zoning:
UF Urban Flex

Year Built:
1996

Utilities:
Separately Metered Utilities

Parking:
20 Paved Spots On-Site in Lot to the South

Sale:
$1,750,000

Property Overview

824 - 828 E. Jefferson Blvd., commonly known as East Race Villas, are located at the SW corner of Notre Dame Avenue and E. Jefferson Boulevard. The property includes eight (8) townhouse apartments in a prime location central to Notre Dame and downtown South Bend. Unique unit configuration consists of three (3) spacious 3 bedroom/ 2 bath units; three (3) 2 bedroom/ 2 bath units; one (1) 2 bedroom /1.5 bath unit; and one (1) 1 bedroom + den/ 1 bath unit. Two apartments are currently vacant; all other leases are intentionally on a month-to-month basis and reflect below market rents. Upside for new ownership to establish market rents and/or convert units to fee simple townhouses. Building is sprinklered, units are separately metered, ranging from approx. 1,000 - 1,400 SF, and each includes washer/dryer. Surface parking lot to the south is included (20 spots). The property is zoned UF (Urban Flex).

Detailed information on this offering is available upon execution of a confidentiality agreement.

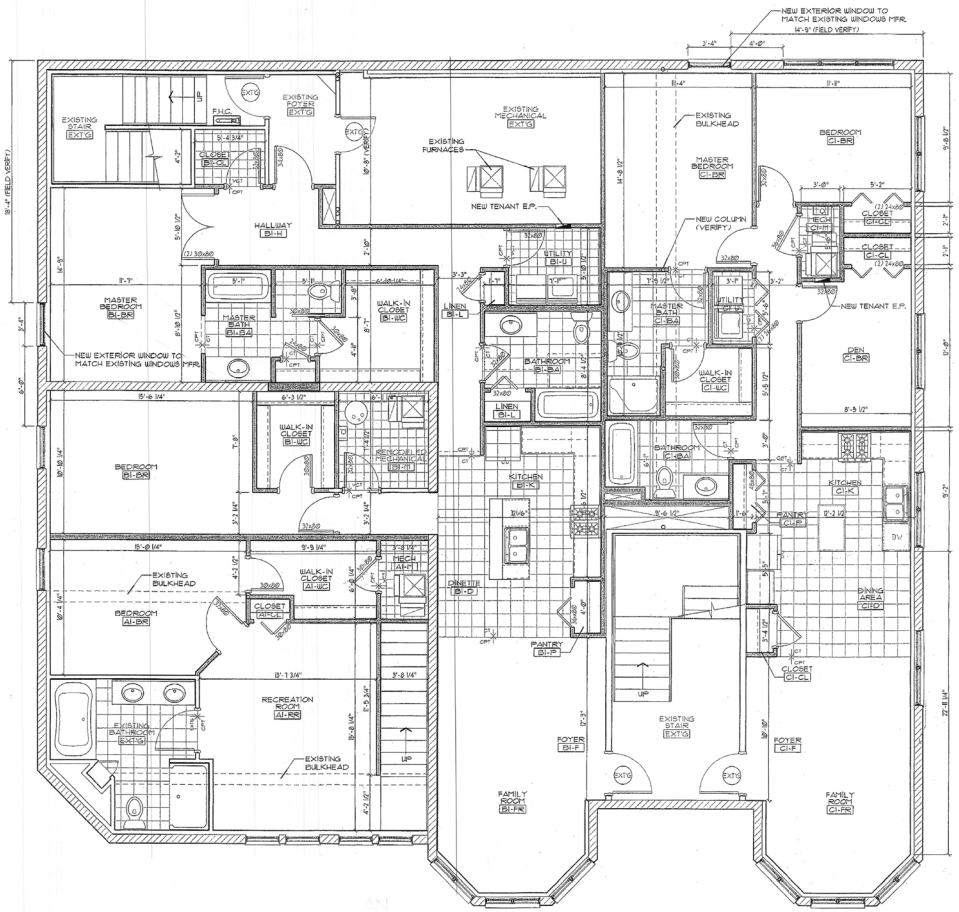
VIEW LISTING ONLINE

WATCH THE VIDEO

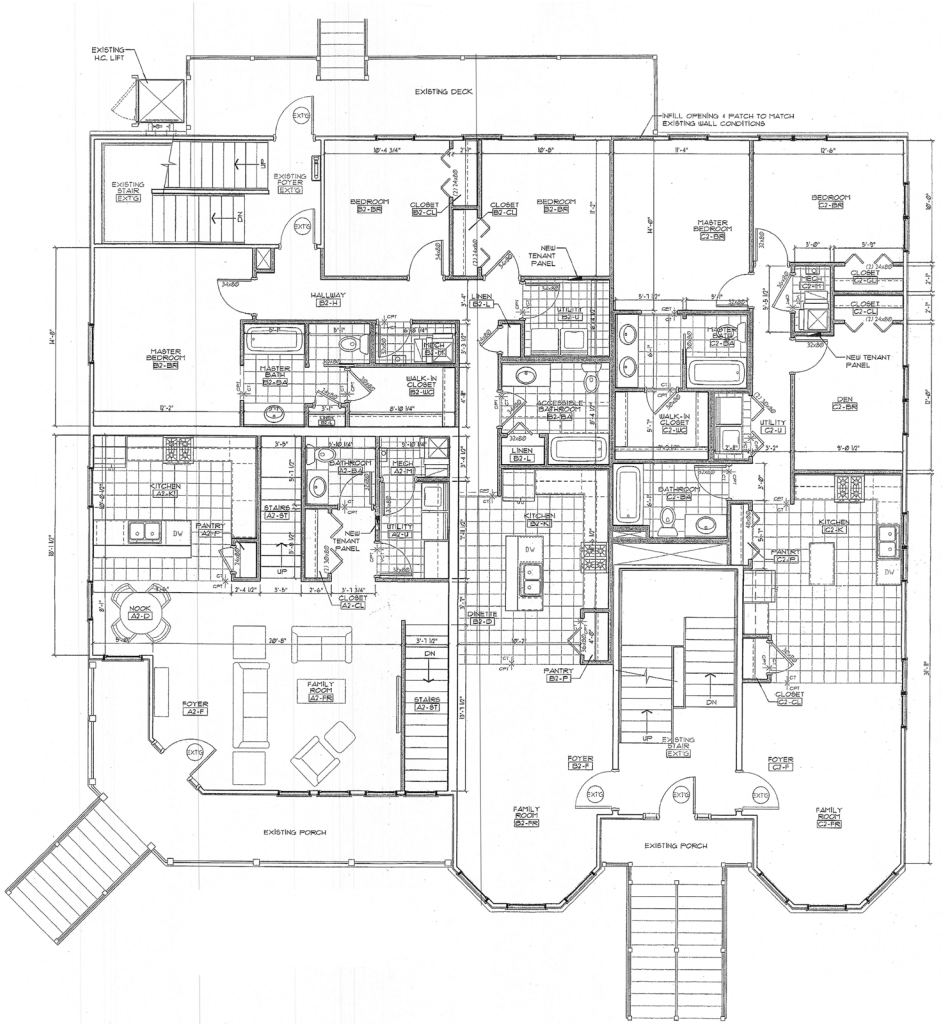


Floor Plans

Lower Level Plan

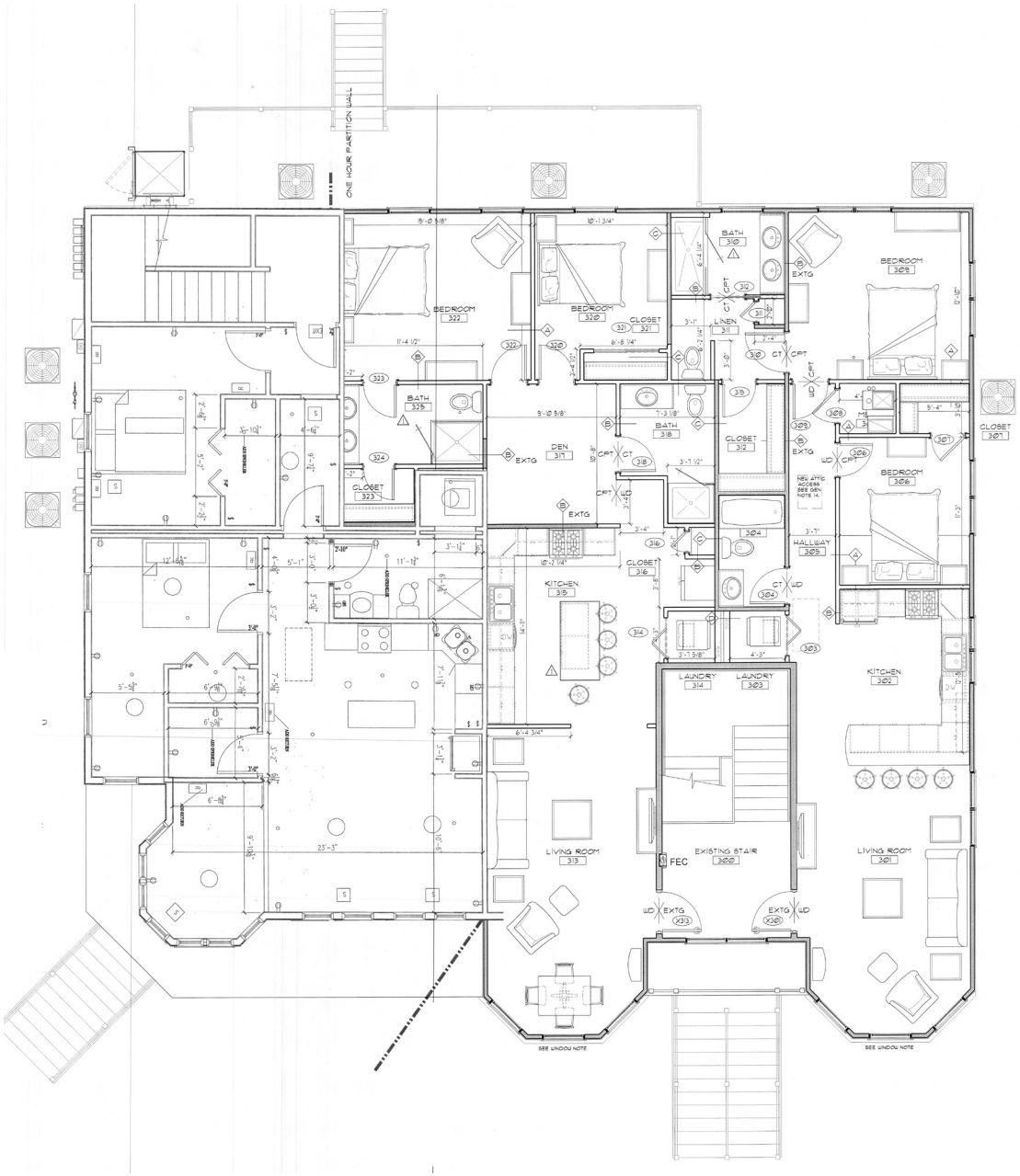


Main Level Plan

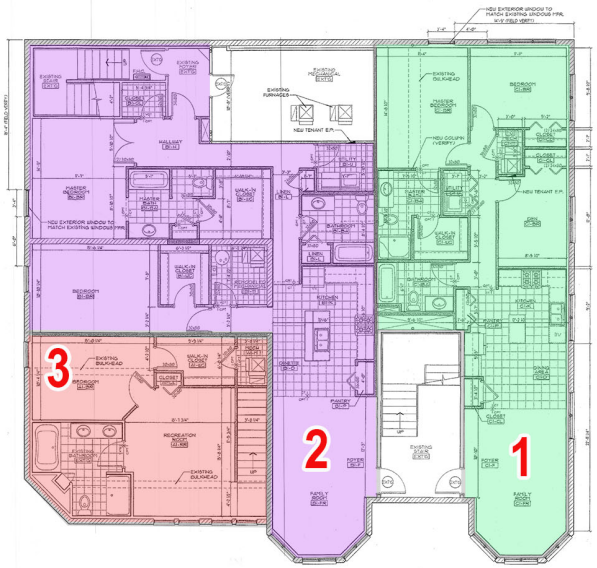


Floor Plans

Upper Level Plan



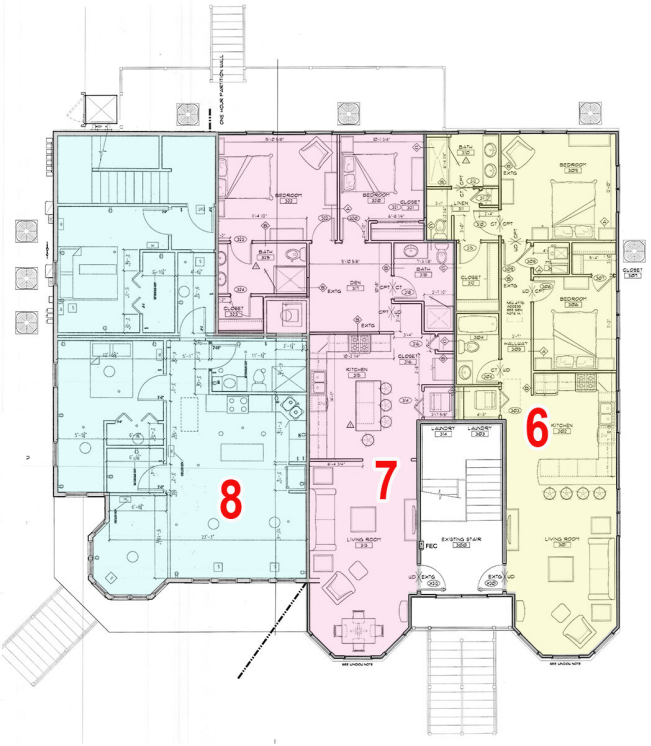
Units Layout



LOWER LEVEL



MAIN LEVEL



UPPER LEVEL

Property Photos









Property Photos







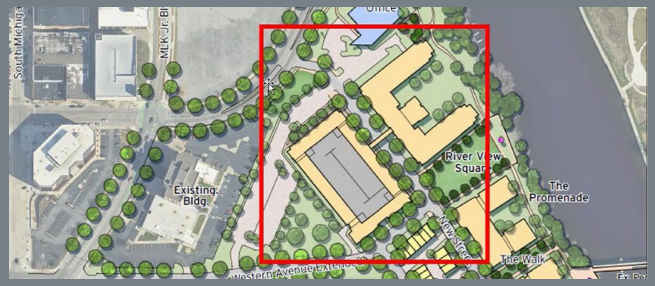


Downtown South Bend Development

Downtown South Bend is experiencing an impressive resurgence, fueled by nearly $1 billion in public and private investment over the next few years. Flagship projects include the ambitious Madison Lifestyle District and the Riverfront West development. More than 500 residential units are already underway, complemented by infrastructure enhancements, like parking, bike lanes, pedestrian-friendly streets, and preservation of historic spaces.

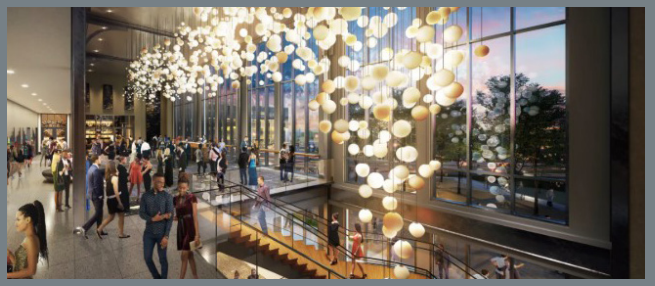


Downtown South Bend Development



Riverfront West Development


Colfax Corner


Raclin Murphy Encore Center Rendering



The Liberty Towers


Momentum Entrepreneurship Hub Rendering



Union Station

Madison Lifestyle District and Beacon Memorial Health System: $330M Investment. The new District calls for the construction of 240 new apartments, a 100-plus-room hotel, 40,000 SF of commercial space, and 900+ parking spaces. The hospital is building a new 10-story tower which is expected to create more than 500 new jobs.

Four Winds Field: $48M Investment. The aim is to expand the ballpark capacity to 10,000, making it one of the largest stadiums in the Midwest league. Riverfront West Development: $61.5M Investment. Plans are on the table for a new 291-unit apartment complex on the St. Joseph River.

Colfax Corner: Holy Cross College, through a collaboration with the University of Notre Dame, will be building a Center for Leadership and Professional Excellence in downtown South Bend. It will include renovated research and innovation space centered in the historic former South Bend Tribune building, about two miles south of campus. Estimated $100M.

Raclin Murphy Encore Center: The Raclin Murphy Encore Center will serve as an additional lobby space and a hub for local art programs. The 20,000 square foot building will be situated in a parking lot in between the Morris and the LaSalle Apartments. Estimated $15M expansion project.

The Liberty Towers: 90 apartments that will take over the top 9 floors above the Aloft Hotel that currently reside on the lower levels. Estimated $14.7M.

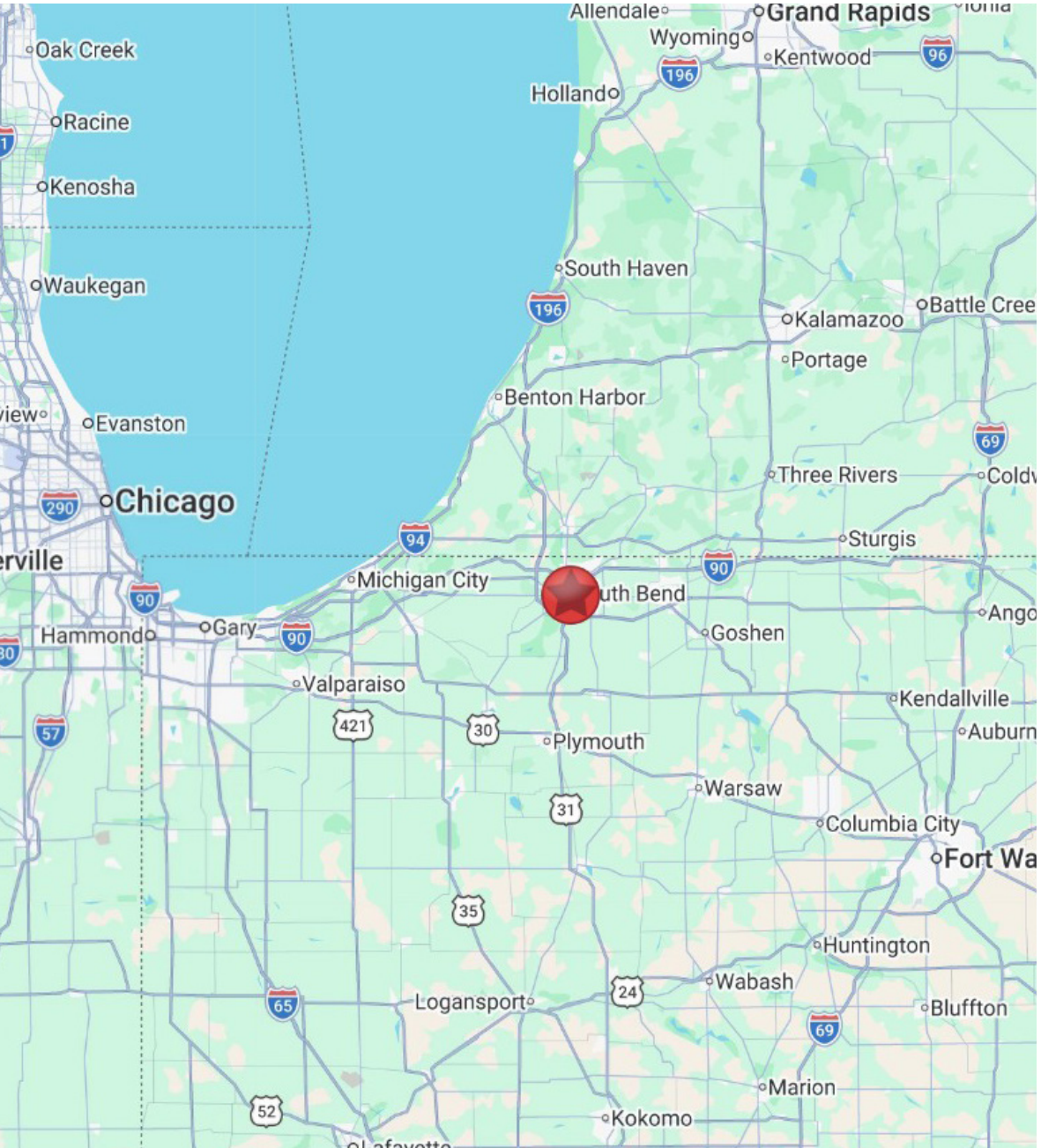
Momentum Entrepreneurship Hub: Just opened! Provides workshops, mentorship, and investment opportunities for startup businesses. Estimated $6.3M.

fifteenfortyseven Critical Systems Realty (“1547”): Situated in the historic Union Station in Northern Indiana, the South Bend data center is ranked among the top U.S. carrier hotels and critical network hubs, offering access to over 20 unique telecommunication network service providers. Estimated $50M expansion project.

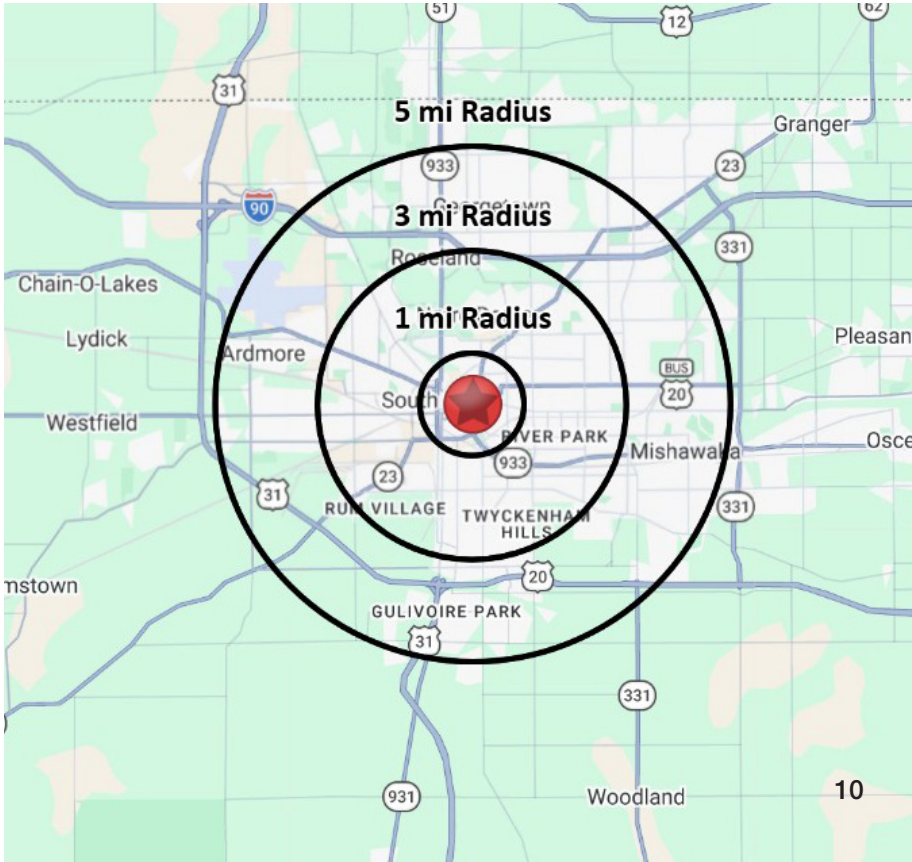
Amtrak Station: A $3.8 million grant from the Federal Railroad Administration is helping move South Bend’s Amtrak Train Station to historic Union Station downtown.

Location Overview

Located on the SW corner of Notre Dame Avenue and E. Jefferson Boulevard in East Bank village just outside of South Bend CBD. Steps to Howard Park and the East Bank commercial hub. One mile south of University of Notre Dame.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,740	106,434	186,238
HOUSEHOLDS	2,208	20,393	42,050
AVERAGE HOUSEHOLD INCOME	$101,591	$79,758	$86,116
MEDIAN HOME VALUE	$284,273	$177,823	$196,174



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