

Parcel 17A & 17B | Main Street & Edison Lakes Parkway

Mishawaka, Indiana

In Riverfront District Project Area | \$1,000 Riverfront Liquor License



Snapshot

Parcel 17A:	3.5 Acres
Parcel 17B:	2.63 Acres
Utilities:	Municipal
Zoning:	C1-Commercial
List Price:	
Parcel 17A:	\$550,000 Per Acre
Parcel 17B:	\$225,000 Per Acre

Parcel can be divided; Also available for ground lease

Property Details

This 7.8-acre site, which has 6.13 useable acreage, is located directly north of Aspen Tap House restaurant and across the street from Princess City Plaza.

Parcel 17A is 3.5 acres for \$550,000 per acre; Parcel 17B is 2.63 acres for \$225,000 per acre. Site may be subdivided down to 2 acres.

The property is within the Riverfront District Project Area and is eligible for a Riverfront Liquor License at a cost of \$1,000. This is an ideal restaurant location near Logan’s Roadhouse, Panera, Koto, Red Lobster, Red Robin and Carrabba’s. Site is also less than a minute from Saint Joseph Health System Mishawaka campus and the Edison Lakes Corporate Park development. Edison Lakes Corporate Park is a 700-acre mixed-use development combining residential, hotel and retail components, plus close to 1 million SF of Class A office space.

Broker Disclosure: The property is owned wholly or in part by a licensed real estate broker in the State of Indiana.

Non-useable land along Juday Creek included with purchase

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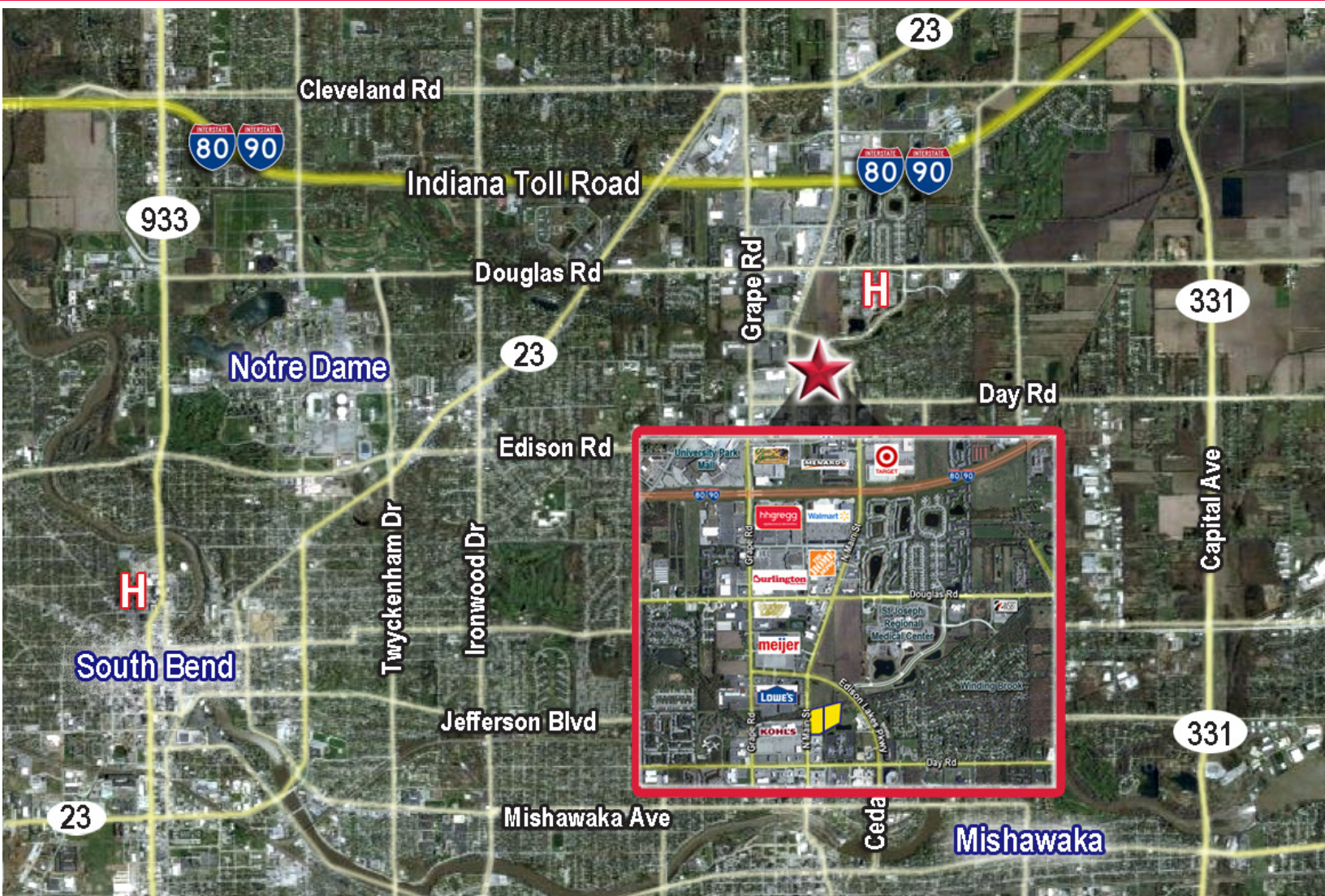
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Parcel 17A & 17B | Main Street & Edison Lakes Parkway

Mishawaka, Indiana

Located In University Park Retail Area



Property Location

The property is located on the east side of Mishawaka in Edison Lakes Corporate Park and in the University Park Trade Area that encompasses over 5 million SF of commercial, retail, office, hospitality and medical space. The site is minutes from the new Capital Avenue extension and the Main Street/Grape Road corridors, Saint Joseph Health System Mishawaka campus development and Elkhart.

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