

Adaptable Office Space For Sale

113 Lincolnway East

Mishawaka, Indiana 46544

NAICressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

The Lincoln Center



Snapshot

Building Size:	10,360 SF
First Floor:	5,180 SF
Second Floor:	5,180 SF
Basement:	5,968 SF (not included in total SF)
Zoning:	C-3
Year Built:	1958; Remodeled 2020
Parking:	727 SF of Paved Parking
List Price:	\$620,000

Property Details

This two story brick building is made up of a 5,180 SF main floor, 5,180 SF second floor, and a 5,968 SF basement (not included in total SF). It features multiple private offices, restrooms, and a break room. Formerly a Mental HealthCare facility, the building can be easily divided for various uses. There is an attached parking lot with easy entrance from the back of the building and it is within walking distance to many government services, restaurants, retail, and the River Walk. The C-3 zoning is designed for the city center which is comprised of retail, cultural high density residential, and office. It is serviced by municipal utilities. This property is available as an investment property or owner occupancy.

[VIEW THE PROPERTY ONLINE](#)

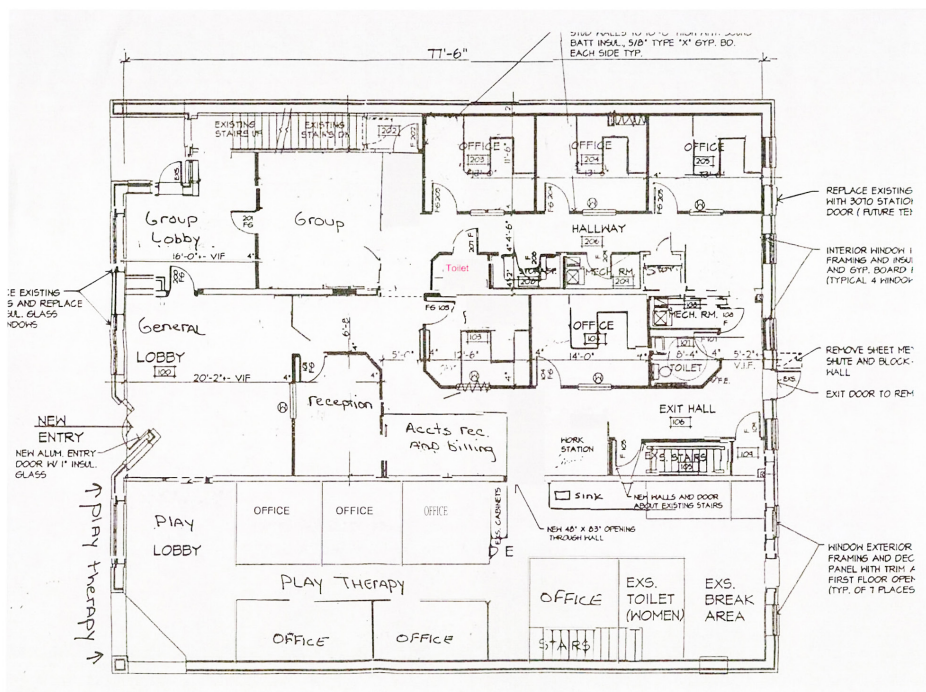
4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
574.271.4292 Fax
www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

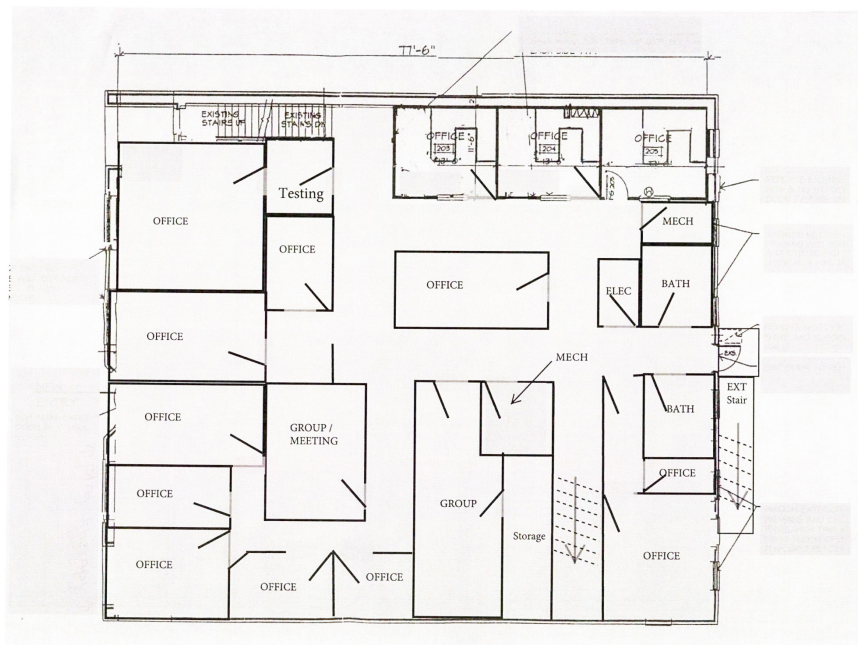
SHERAL LITELL
Senior Broker
574.485.1527
slitell@cressy.com

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.

1st Floor



2nd Floor



4100 Edison Lakes Parkway, Suite 350
 Mishawaka, Indiana
 574.271.4060
 574.271.4292 Fax
 www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

SHERAL LITELL
 Senior Broker
 574.485.1527
 slitell@cressy.com

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.

Adaptable Office Space For Sale

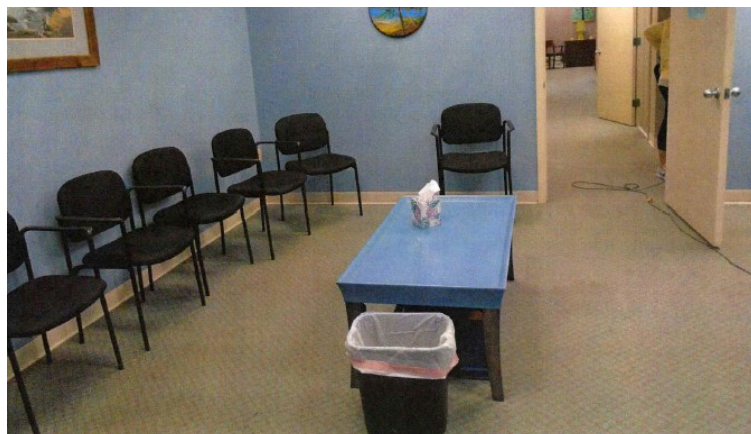
113 Lincolnway East

Mishawaka, Indiana 46544

NAI Cressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Photos | Area Map



4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
574.271.4292 Fax
www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

SHERAL LITELL
Senior Broker
574.485.1527
slitell@cressy.com

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.

Adaptable Office Space For Sale

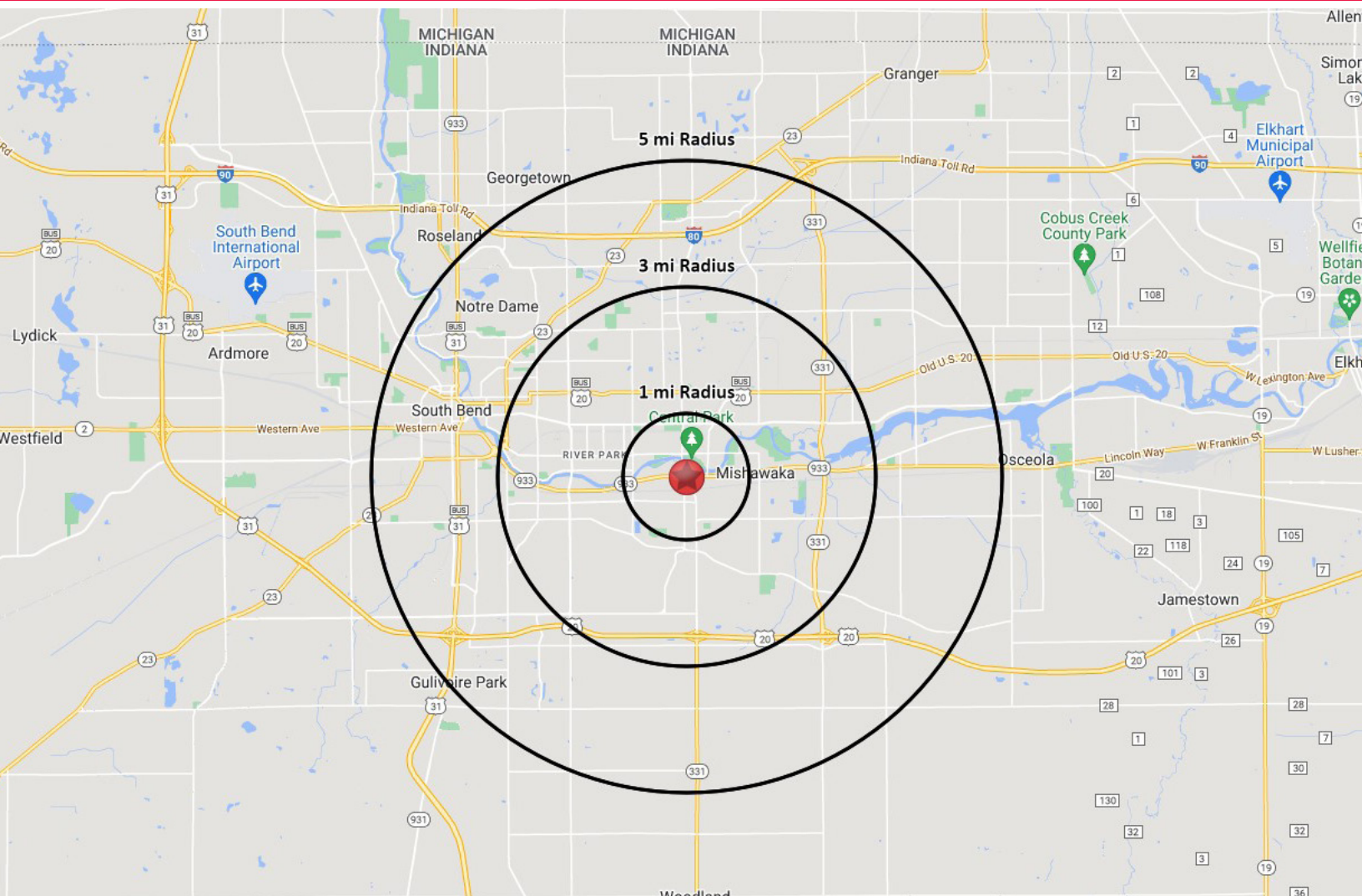
113 Lincolnway East

Mishawaka, Indiana 46544

NAICressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

The Lincoln Center



Location

The property is located in the heart of downtown Mishawaka, near the new \$27M project including Mill at Ironworks and the new Mishawaka Municipal building. It sits in an opportunity zone in the Central Business District, and is in a Mixed Commercial Neighborhood. The property has 132' of frontage on Lincolnway East and 97' of frontage on Church Street at a signalized intersection.

4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
574.271.4292 Fax
www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

SHERAL LITELL
Senior Broker
574.485.1527
slitell@cressy.com

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.