

CONFIDENTIAL OFFERING MEMORANDUM

MULTI-TENANT COMMERCIAL BUILDING

917 Union Street | Mishawaka, Indiana 46544

NAI CRESSY

4100 Edison Lakes Parkway, Suite 350 | Mishawaka, IN 46545 | 574.271.4060

3502 Woodview Trace, Suite 250 | Indianapolis, IN 46268 | 317.875.8888

www.cressy.com



CONFIDENTIAL MEMORANDUM & DISCLAIMER

NAI Cressy Commercial Real Estate. (“Agent”) has been engaged as the exclusive agent for the sale of 917 Union Street, Mishawaka, Indiana (the “Property”), by the owner of the Property (“Seller”).

The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with NAI Cressy Commercial Real Estate as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to NAI Cressy Commercial Real Estate.

The terms and conditions contained in the above Confidentiality Memorandum have been read and are agreed to this ____ day of _____ 2023.

Prospective Purchaser: Signed Name: _____

-Printed Name: _____

Title: _____

Mailing Address: _____

Phone #: _____ Fax #: _____

Email Address: _____

Representing Broker:

Printed Name: Luke Troyer and Samuel Cressy

Title: Broker

Mailing Address: 4100 Edison Lakes Pkwy, Suite 350 | Mishawaka, IN 46545

Phone #: 574.271.4060 Fax #: 574.271.4292

Email Address: ltroyer@cressy.com and scressy@cressy.com

Return to: NAI Cressy, 4100 Edison Lakes Parkway, Suite 350 | Mishawaka, IN 46545 | 574.271.4060

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EXCLUSIVE ADVISORS

LUKE TROYER

Broker

574.261.8912 | ltroyer@cressy.com

SAMUEL CRESSY

Broker

574.485.1556 | scressy@cressy.com



EXECUTIVE SUMMARY

This multi-tenant office building is 100% leased and is a wonderful investment opportunity! The building features a private office, conference room, bullpen area with reception, one bathroom, and a large storage area/work space with a kitchenette. There is also an additional 1,500 SF of basement space. The property has on-site shared parking at the rear of the building and it is 100% heated and cooled.

[VIEW THE PROPERTY ONLINE](#)



Property Summary

Address	917 Union Street Mishawaka, IN 46544
Total Square Feet	5,774 SF
Parcel Size	0.47 Acres
Occupancy	100%
Zoning	C1 - Commercial
Utilities	Municipal and Sewer
HVAC	Gas forced heat and air conditioned
Parking	Paved on-site parking in rear of building
Year Built	1980
List Price	\$530,000

PROPERTY OVERVIEW

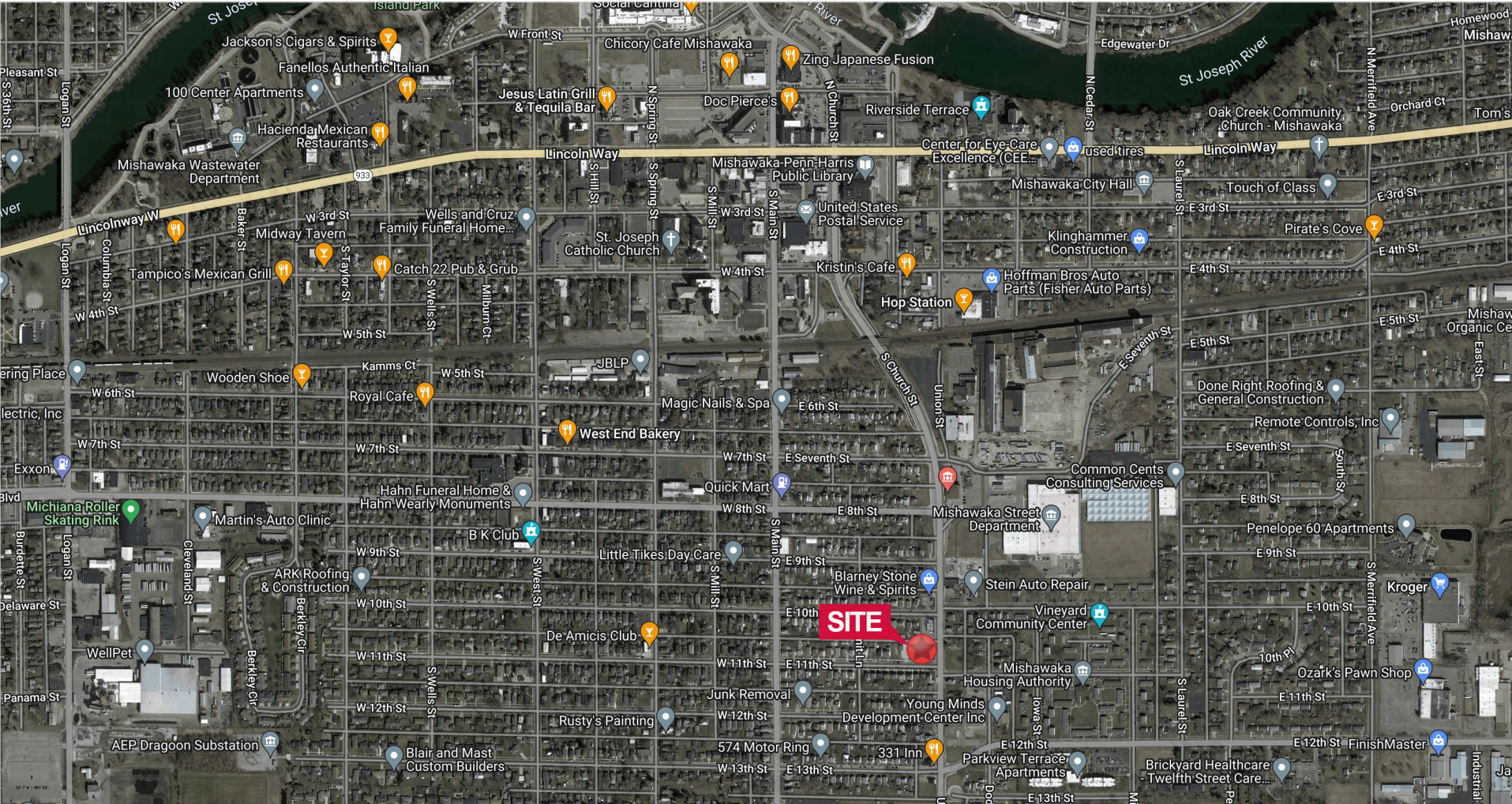


PROPERTY OVERVIEW



LOCATION OVERVIEW

This property is located at the corner of E. 11th Street and Union Street which has a daily traffic count of almost 18,000 vehicles. It is just south of Mishawaka's Central Business District near SR 933 which provides convenient access to South Bend, Elkhart, and major thoroughfares. This property is located just a half mile from the Mishawaka CBD. It is easy to access the various shops, restaurants, cafes and walking trails downtown has to offer. The City of Mishawaka has infused the downtown area with several revitalization and new development projects along the River Walk. The downtown area includes mixed-use urban developments along the banks of the St. Joseph River anchored by the beautifully landscaped and vibrant Beutter and Central Parks.



MARKET OVERVIEW

ST. JOSEPH COUNTY, INDIANA

Activity and energy dot the city landscapes, while serenity and the quiet of rural living can be found in the county's small towns. Cities like South Bend and Mishawaka give residents the taste of mid-size city living coupled with shopping, arts and culture, sports and recreation, not to mention the benefits of having five major universities at our doorstep.

Our cities, towns and neighborhoods reflect a convergence of tradition and transformation. South Bend is the only place the University of Notre Dame has ever called home. And, this is the place where industrial manufacturing was king. While we honor the traditions and history, we're also a place on the move—where advanced manufacturing, logistics, health care and research are king.

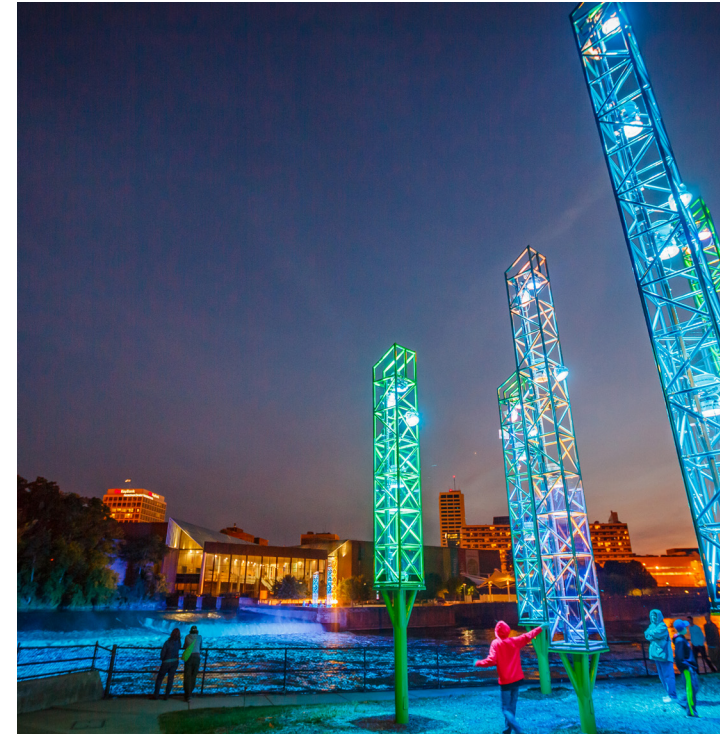
With South Bend as the cultural hub and economic center of a multi-county, bi-state region, St. Joseph County gives you comfortable, convenient living with easy access to regional opportunities. In less than an hour's drive you can find yourself at a beach along the sand dunes of Lake Michigan or in the other direction, enjoying quaint Amish Country.

KEY EMPLOYERS

AM General
Beacon Health System, Inc.
City of South Bend
Liberty Mutual
Martin's Super Markets Inc.
Meijer, Inc.
Quality Dining
Saint Joseph Health System
South Bend Community School Corporation
University of Notre Dame

DISTANCE TO MAJOR CITIES

Chicago, IL	95 miles
Grand Rapids, MI	115 miles
Indianapolis, IN	147 miles
Detroit, MI	218 miles



MARKET OVERVIEW

2023 Demographics | St. Joseph County, IN

Population	272,411
Households	108,182
Average Household Income	\$96,582
Median Age	35.8
Average Commute Time (Minutes)	19.5
Total Businesses	10,678
Unemployment Rate	2.5%
Median Home Value	\$169,055

