

## Professional Office Building With Great Curb Appeal



### Snapshot

Building Size: 4,959 SF Main Level  
2,244 SF Lower Level

Land: 0.50 Acres

Zoning: UF- Urban Neighborhood Flex

Year Built: 1981; Remodeled 1998

Utilities: Municipal

HVAC: Gas Forced Air Heat and  
Central A/C

Parking: 36 Parking Spaces  
12,982 SF Paved Area

List Price: \$600,000

### Property Details

The property is a professional office building consisting of 4,959 SF on the main level and 2,244 SF on the lower level and was built in 1981 and remodeled in 1998 on a lot containing 0.50 acres. The building is wood frame construction with brick exterior, nicely landscaped with a grassy area and plants around the building adding to the curb appeal. The property appears to be well maintained. The interior of the building features a reception/lobby area, conference rooms, private offices, and restrooms on the main level. There is fluorescent lighting and good quality interior finishes with many windows allowing natural light throughout the space. The lower level features stairway access to two private offices, an open work area, a conference room, and additional storage. There is a 12,982 SF paved and striped parking area for 36 cars which is sufficient for the building's current use. The building is served by gas forced air heat and central air conditioning and municipal utilities. [VIEW PROPERTY ONLINE](#)

2022 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	11,885	103,211	182,335
NUMBER OF HOUSEHOLDS	5,117	38,700	72,959
AVERAGE HOUSEHOLD INCOME	\$77,682	\$62,071	\$65,348

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Office Building for Sale

125 N. St. Peter Street  
South Bend, Indiana 46617

Property Photos



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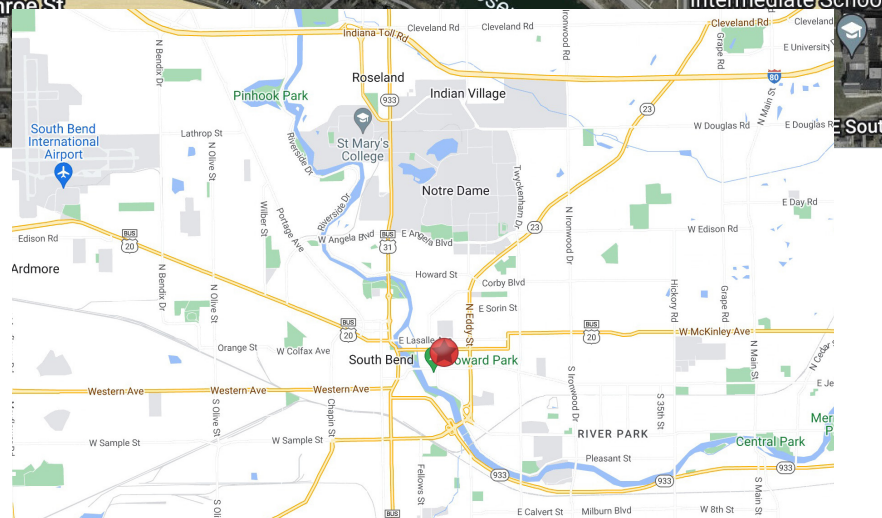
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Excellent Location Within Walking Distance of Downtown Amenities and the East Bank



## Location

The property is located in South Bend, on the east side of the central business district and the East Bank Village. It is within walking distance of the East Race Way and all the amenities downtown has to offer. Residential and commercial development in the downtown and East Bank Village area will increase the density of daytime and evening population further promoting the strength of this rapidly growing neighborhood.



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