

Former Bank Branch for Sale

121 E. Grove Street
Mishawaka, Indiana 46545



Great Office or Redevelopment Opportunity



Snapshot

Building Size:	3,960 SF
Land:	0.96 Total Acres
Zoning:	Commercial
Parking:	On-site
Bank Lot:	\$995,000
Vacant Lot:	\$199,000

Property Details

Improved property consists of 3,960 SF former bank branch with additional 3,960 SF of finished lower level office space. Great opportunity for a local office or for a redevelopment of the area for multi-family, mixed use, or larger office. [VIEW LISTING ONLINE](#)

- Covered drive thru area.
- Ample on-site parking.
- Located at the corner of Main St. and Mishawaka Ave. for great visibility.
- Total of 0.98 acres available for new development.
- Near businesses and the Mishawaka's Central Park.

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

A Global Brokerage Division of Cressy Commercial Real Estate

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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.

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Aerial



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COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

Great Visibility and Close to Downtown Amenities



Location

This property is located in Mishawaka’s downtown where it has seen recent redevelopment such as the Ironworks Plaza Ice Rink and Event Center on the St. Joseph River. This ideal location is near one of two pedestrian footbridges crossing the river from Beutter Park and close to Jesus Latin Grill, Chickory Café, Doc Pierce’s, Ball Band Biergarten, Sun King Brewery and many other notable food & drink establishments.

2022 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,128	77,224	155,727
NUMBER OF HOUSEHOLDS	6,133	33,874	63,068
AVERAGE HOUSEHOLD INCOME	\$51,242	\$63,352	\$68,906

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