

PRICE REDUCED! Discount Muffler | Business And Real Estate Available



Snapshot

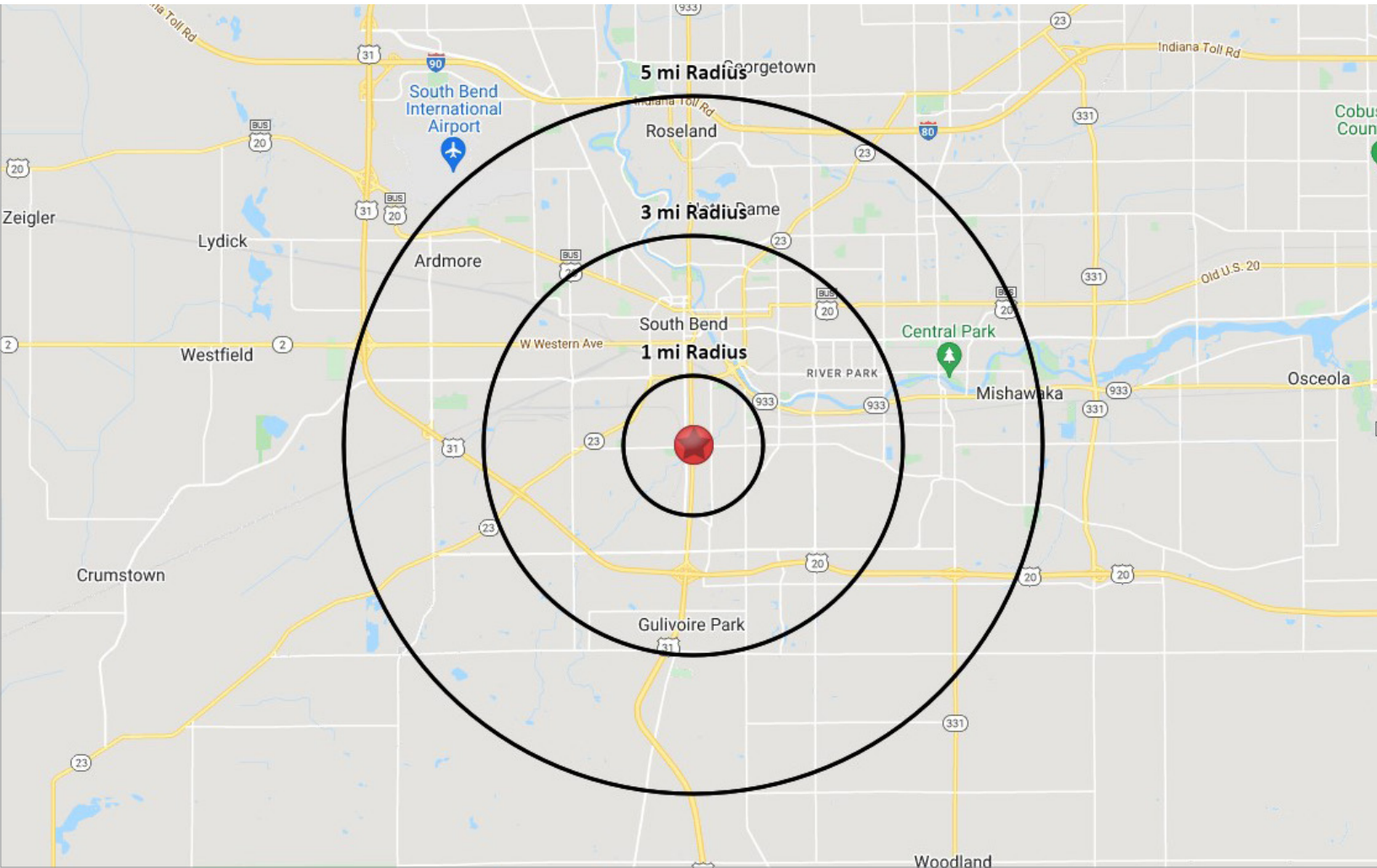
Building Size:	2,909 SF
Land:	0.58 AC
Zoning:	N-C Neighborhood Center
Year Built:	1950
Reduced Price:	\$325,000 (\$475,000)
Real Estate:	\$200,000

Property Details

Unique investment opportunity available! Discount Muffler located at 2222 S. Michigan St. is now available for sale - both business and/or real estate. The property features a 2,909 SF building with an adaptable floor plan and four overhead doors, 14' ceiling height, is 100% air conditioned and heated, and has a 6,000 SF paved parking area. The business has several city contracts that can be assigned to a new ownership entity and provides an opportunity for a growing income stream.

The business, FF&E, good will, and service contracts are offered at \$325,000. The real estate is offered at \$200,000.

Great Location With Good Access | Near South Bend International Airport



Location

2222 S. Michigan Street is located off of US-31 on the south end of South Bend’s Central Business District. The property sits in a high traffic commercial corridor with easy access to other businesses, fast food restaurants, and retail.

2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,635	74,868	158,423
NUMBER OF HOUSEHOLDS	3,981	29,986	62,264
AVERAGE HOUSEHOLD INCOME	\$56,122	\$64,727	\$60,077
MEDIAN HOME VALUE	\$80,392	\$109,906	\$111,801

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

TONY DAVEY
 Senior Broker
 574.485.1536
 tdavey@cressy.com

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