

Land for Sale

2502 S. Michigan St.  
South Bend, IN



**Reduced List Price! Former Used Lot On Busy Intersection**



### Snapshot

Land: 0.24 Acres  
Zoning: Commercial  
**Reduced Price: \$110,000 (\$150,000)**

### Property Details

This property is a great commercial lot located on South Michigan and Victoria Street. It has historically been used as a car sales lot and currently has some buildings on the site. Property is served by gas, water, storm sewer, curb, sanitary sewer, phone, electric, and features a sidewalk.

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A Global Division of Cressy Commercial Real Estate

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Located On The South Side Of South Bend



## Location

This property is well-located on the south side of South Bend, on the corner of Michigan & Victoria Streets. This is a very busy section supporting the business community.

2021 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,785	73,500	159,086
HOUSEHOLDS	4,120	29,432	62,413
AVERAGE HOUSEHOLD INCOME	\$58,290	\$64,790	\$60,860
MEDIAN HOME VALUE	\$85,166	\$109,730	\$111,652

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