

Luxury Condominiums for Sale

East Building

1724 & 1740 South Bend Ave.

South Bend, Indiana 46635

**NAI**Cressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**Luxury Condos for Sale, Under Construction, Steps From the University of Notre Dame**



## Snapshot

**Building:** 45,000 SF  
**Available:** 15 Units ranging from 1,440 SF to 1,684 SF  
Totaling 35,000 SF  
**Developer:** Three Leaf Partners  
**Land:** 1.21 Acres  
**Year Built:** December 2022 Completion  
**Zoning:** LB - Local Business  
**List Prices:** TBD

### Features:

- Rich hardwood floors in the living room
- Quartz stone counters & vanities
- Undermounted sinks with polished edge
- Stainless steel built-in appliances
- Polished nickel hardware throughout
- Two programmable thermostats
- Two designated parking spaces
- Washer & dryer in the units
- Balconies on each condominium
- Rooftop deck with special room and kitchen facing the Golden Dome
- Easy access to restaurant, bar or cafe

4100 Edison Lakes Parkway, Suite 350

Mishawaka, Indiana

574.271.4060

574.271.4292 Fax

[www.cressy.com](http://www.cressy.com)

Global Brokerage Division of Cressy Commercial Real Estate



**THREE LEAF  
PARTNERS**

## Property Detail

### Welcome to Irish Quarter!

This Class A property is only steps away from the University of Notre Dame and Eddy Street Commons and just minutes from a rejuvenated Downtown South Bend, Saint Mary's College, Holy Cross College, and Indiana University-South Bend (IUSB).

Irish Quarter offers the best of all worlds. With luxury condominiums, a rooftop deck and an ideal location, this new development is sure to grab the attention of university students and visitors alike.

The East Building offers 15 luxury condominiums with three-bedroom units ranging from 1,440 SF to 1,684 SF. Each unit includes 2 designated parking spaces and exclusive access to the rooftop deck with unsurpassed views of the University of Notre Dame's infamous Golden Dome. Featuring elegantly designed, spacious floor plans and thoughtful fixtures, finishes, and surfaces, this is what defines luxury living. Tenants will easily be able to access the restaurant, bar or cafe on the ground floor of the West Building. It will make grabbing a coffee on the way to school or meeting up with friends for a beverage after work a breeze!

Irish Quarter is being constructed by Three Leaf Partners. Led by Pat Connaughton, a professional basketball player for the Milwaukee Bucks of the NBA. Three Leaf Partners is growing a portfolio of multifamily and mixed-use projects in the areas of Oregon, Milwaukee, Boston, and South Bend (Notre Dame). The goal is to help generate long term wealth for all of their investors (athletes and businesspeople), while also making an economic impact in those cities.

**LINA BAKHIL DALLOUL, MBA**

Broker

312.315.3077 (c) 574.271.4060 Ext. #1039 (d)

[lbdalloul@cressy.com](mailto:lbdalloul@cressy.com)

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East Building

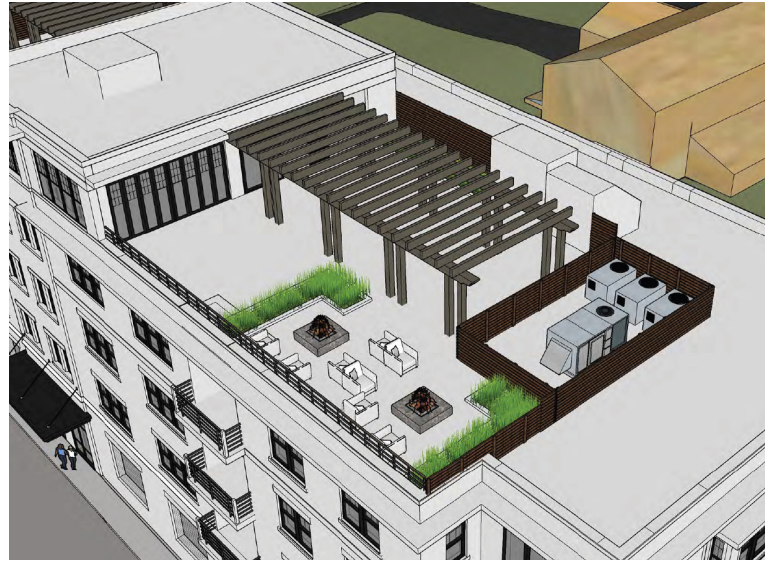
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**Restaurant/Cafe and East Building Property Renderings**



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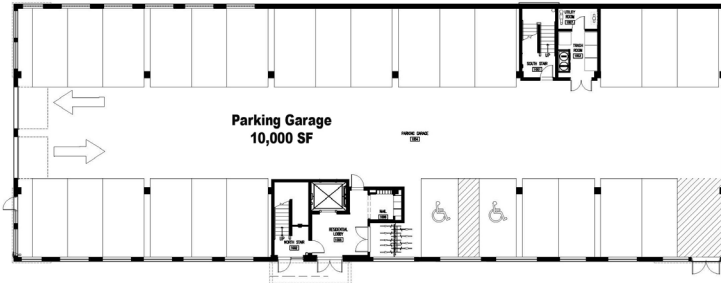
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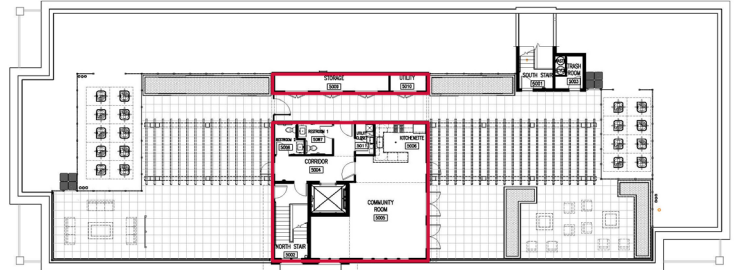


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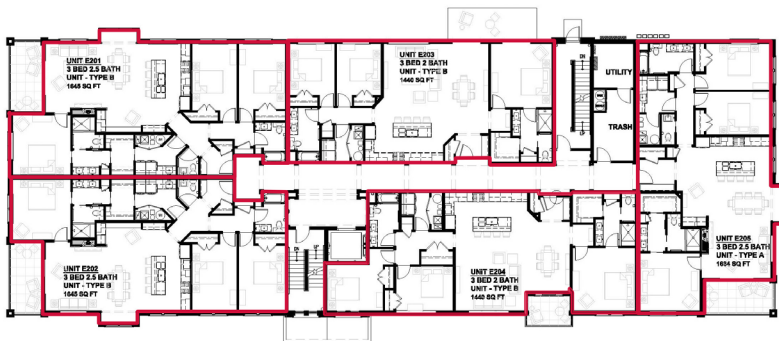
## East Building Floor Plans (45,000 SF Total)



Ground Floor Parking Garage

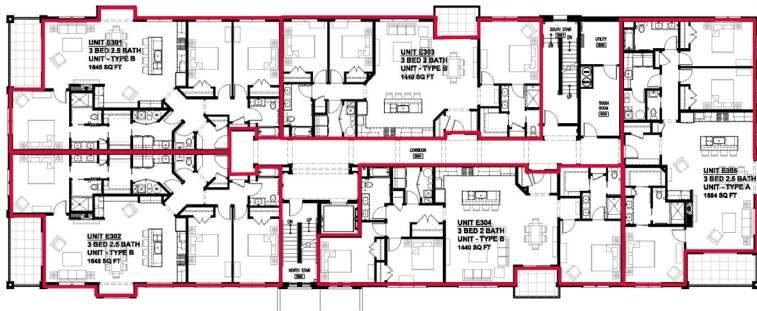


5th Floor Rooftop Deck



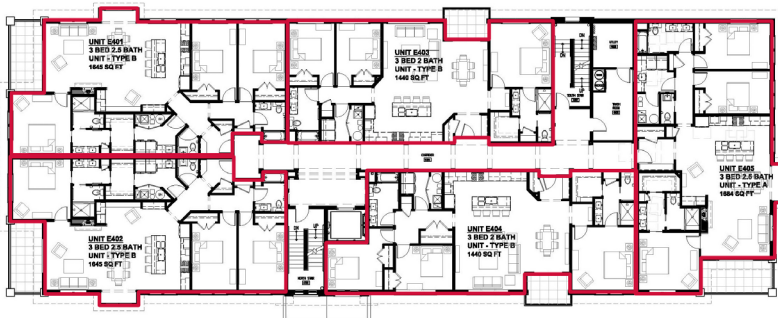
2nd Floor

3 Bedroom Units Available  
1,440 SF to 1,684 SF



3rd Floor

3 Bedroom Units Available  
1,440 SF to 1,684 SF



4th Floor

3 Bedroom Units Available  
1,440 SF to 1,684 SF

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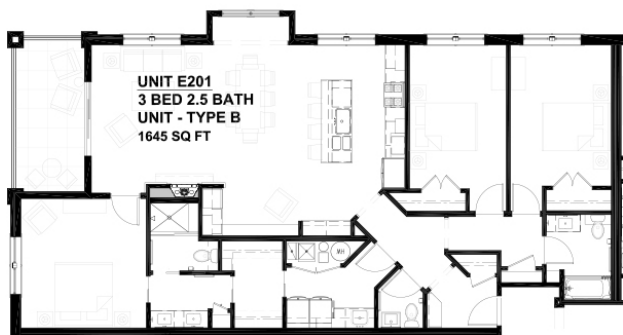
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**East Building, 2nd Floor - Residential Unit Floor Plans**

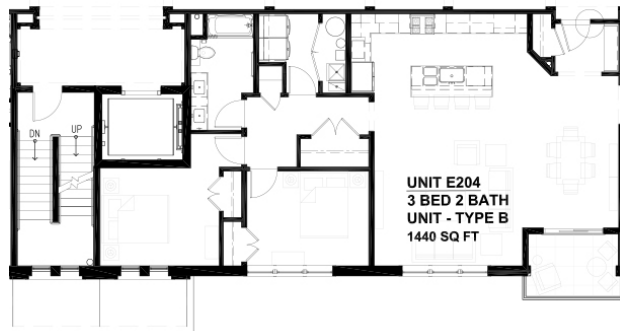
**3 Bed 2.5 Bath**

Unit E 201 - 1,645 SF



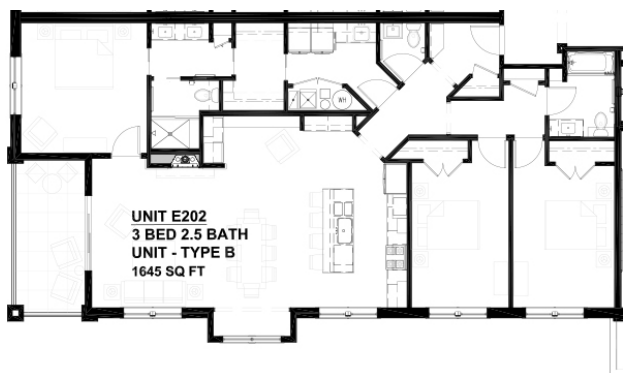
**3 Bed 2 Bath**

Unit E 204 - 1,440 SF



**3 Bed 2.5 Bath**

Unit E 202 - 1,645 SF



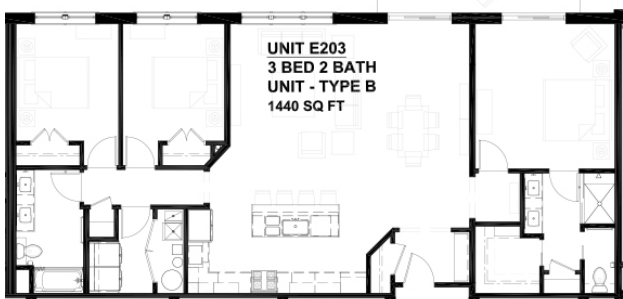
**3 Bed 2.5 Bath**

Unit E 205 - 1,684 SF



**3 Bed 2 Bath**

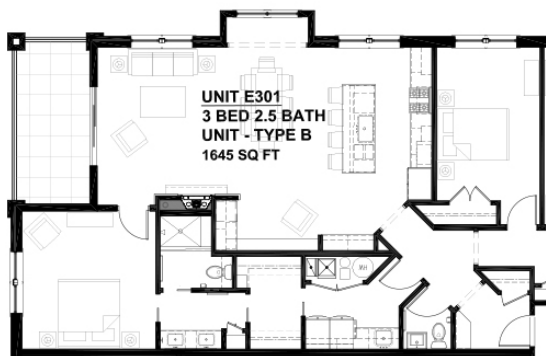
Unit E 203 - 1,440 SF



**East Building, 3rd Floor - Residential Unit Floor Plans**

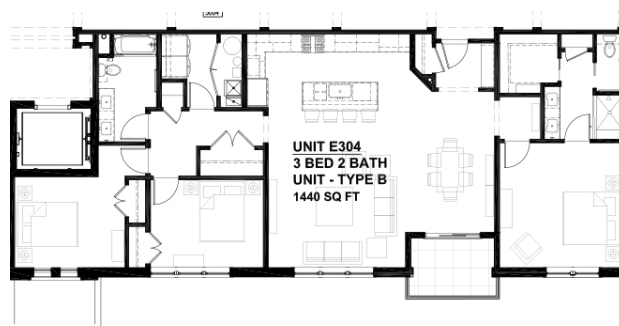
**3 Bed 2.5 Bath**

Unit E 301 - 1,645 SF



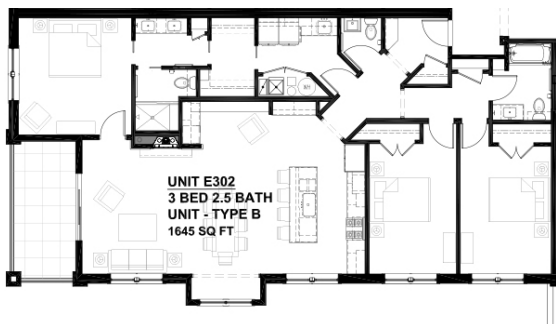
**3 Bed 2 Bath**

Unit E 304 - 1,440 SF



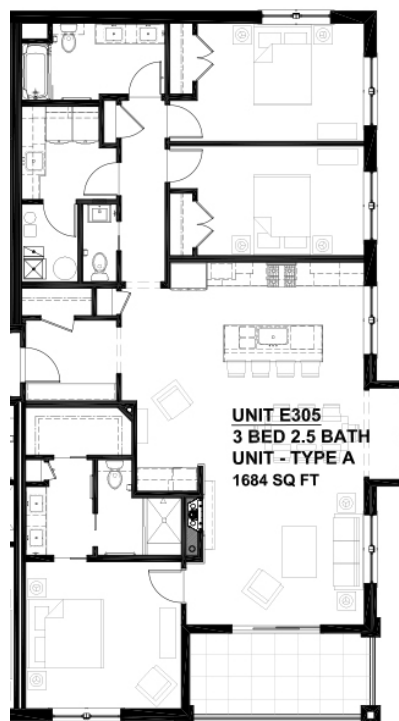
**3 Bed 2.5 Bath**

Unit E 302 - 1,645 SF



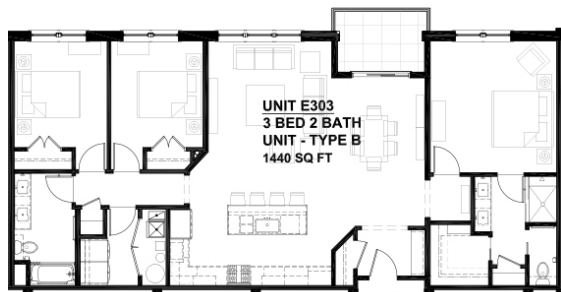
**3 Bed 2.5 Bath**

Unit E 305 - 1,684 SF



**3 Bed 2 Bath**

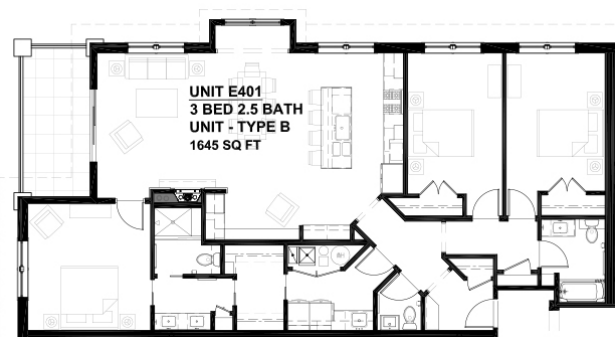
Unit E 303 - 1,440 SF



**East Building, 4th Floor - Residential Unit Floor Plans**

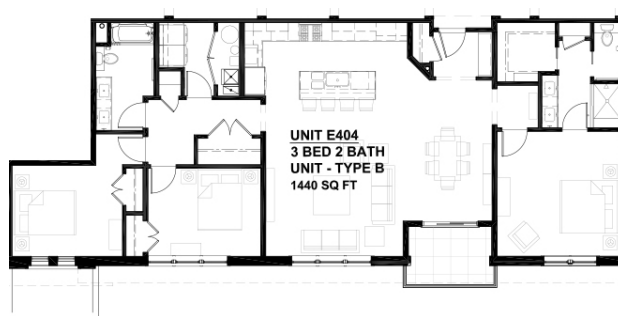
**3 Bed 2.5 Bath**

Unit E 401 - 1,645 SF



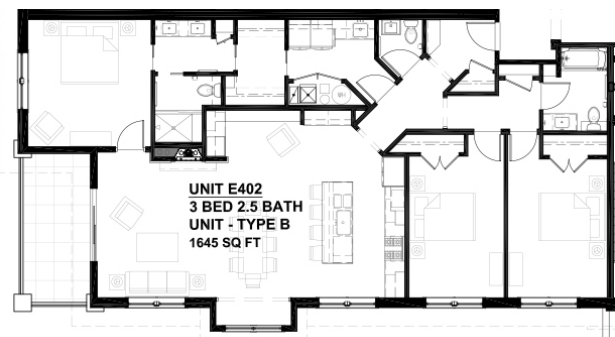
**3 Bed 2 Bath**

Unit E 404 - 1,440 SF



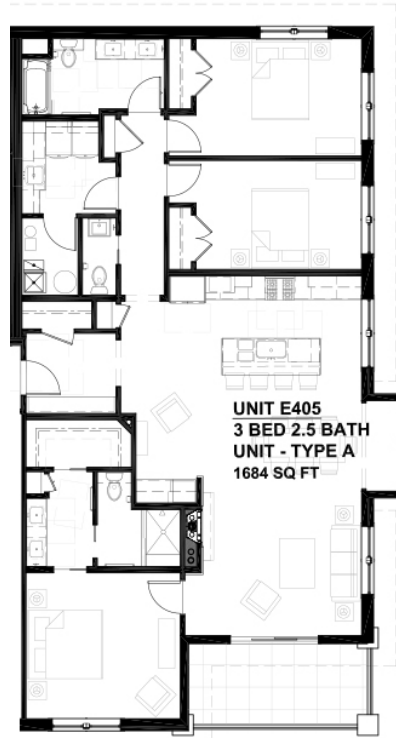
**3 Bed 2.5 Bath**

Unit E 402 - 1,645 SF



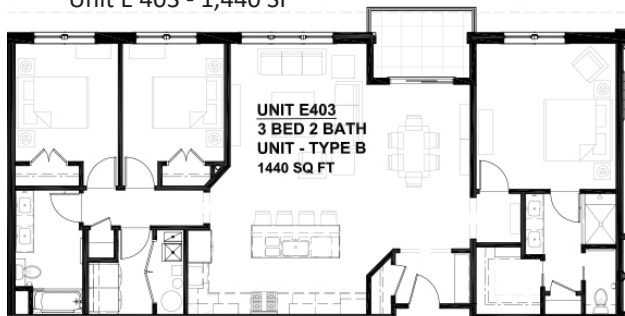
**3 Bed 2.5 Bath**

Unit E 405 - 1,684 SF



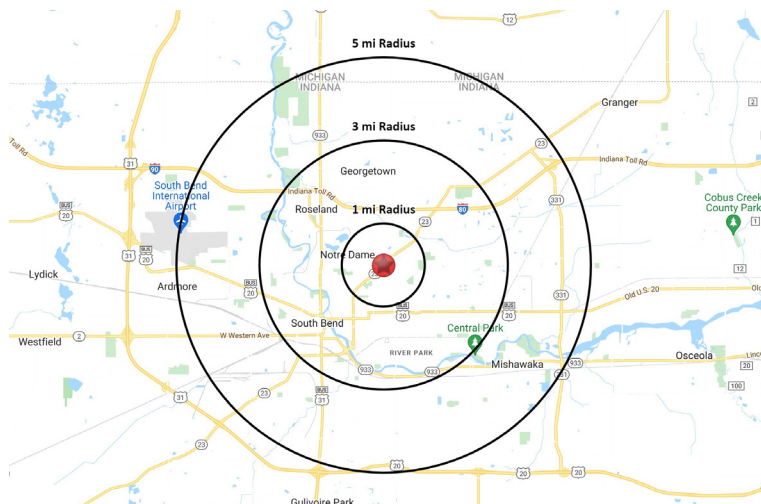
**3 Bed 2 Bath**

Unit E 403 - 1,440 SF



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**Aerial Map and Demographics**



2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,975	91,823	183,866
NUMBER OF HOUSEHOLDS	3,988	36,478	71,615
AVERAGE HOUSEHOLD INCOME	\$61,615	\$61,509	\$65,262
MEDIAN HOME VALUE	\$127,799	\$166,469	\$175,997

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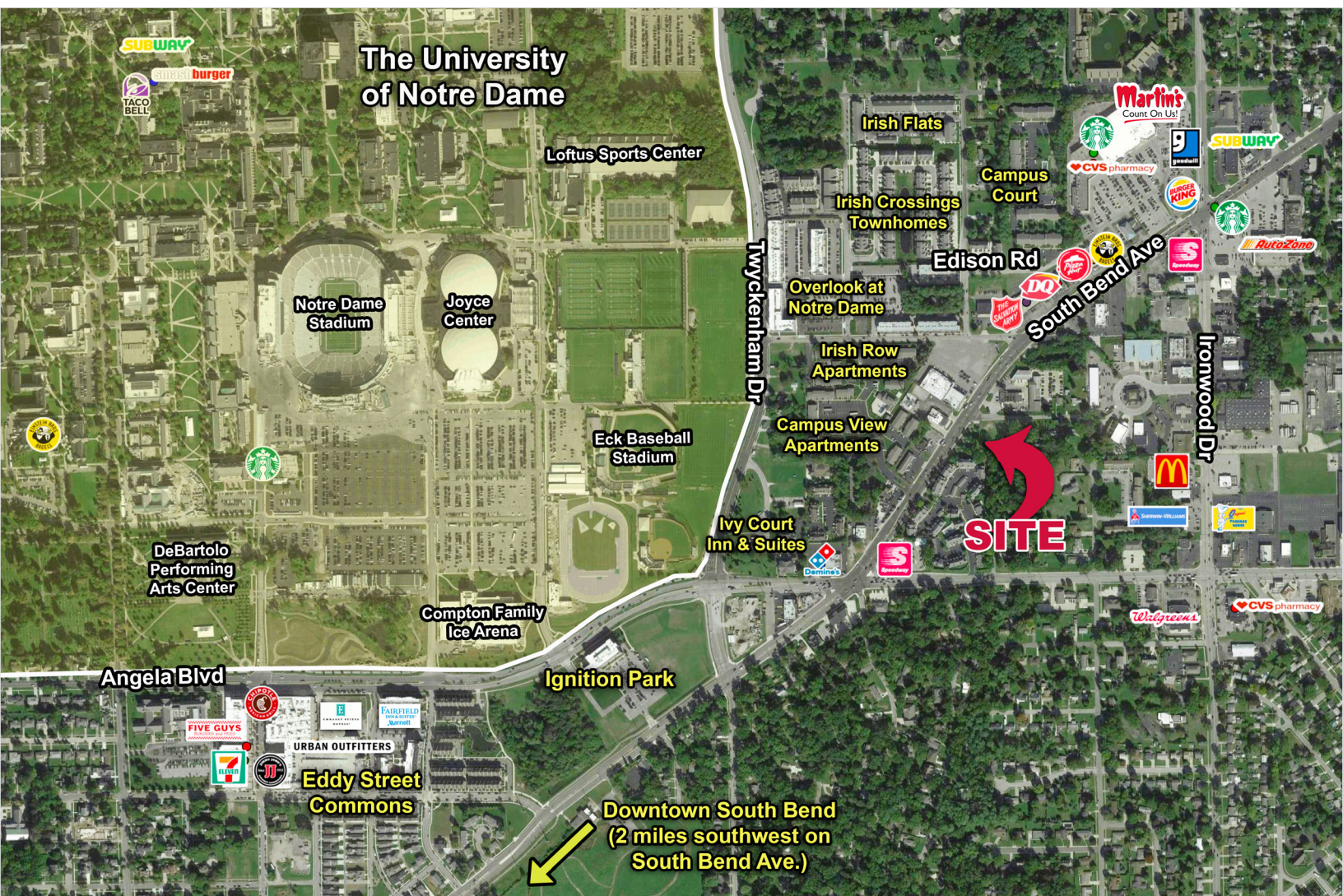
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Great Location in High Traffic Corridor | Seconds to University of Notre Dame



## Location

This property is located just north of Edison Road on South Bend Avenue, seconds from the University of Notre Dame and minutes from downtown South Bend, Mishawaka, Saint Mary's College, Holy Cross College, and Indiana University-South Bend (IUSB). Also, close by is Eddy Street Commons, the University Park Mall Trade Area, and many other commercial, retail and residential developments.

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