

Retail Building for Sale or Lease

Club Fever  
222 S Michigan St  
South Bend, IN



Price Reduced! | Great Redevelopment Opportunity in South Bend's CBD



## Snapshot

Building:	31,920 SF (Demisable to 5,000 SF)
Land:	0.38 Acres
Zoning:	CBD
Year Built:	1972
Reduced Price:	\$675,000 ( <del>\$975,000</del> )
Lease Rate:	Subject to terms

## Property Details

**Price reduced!** Three story historic concrete building (Club Fever) with large glass windows located in beautiful downtown South Bend. Currently has 6 bars in various settings, including a large two floor stage area for concerts, two kitchens and private lounges. Zoned CBD. There is a 15,960 SF basement in addition to the main level and 2nd floor.

4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Located in a Federal Opportunity Zone in Desirable Downtown South Bend



## Location

Located in the central business district adjacent to restaurants, government offices and other retail and professional businesses in South Bend.

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