

Land for Sale

SWC Crescent Ave. and Hill St.  
South Bend, Indiana



**Zoned Residential | 60' Frontage on Hill Street, and 130' Frontage on Crescent Avenue**



### Snapshot

Land:	0.08 Acres
Zoning:	Residential
Utilities:	Municipal
List Price:	\$75,000

### Property Details

Located at the southwest corner of Crescent Avenue and Hill Street on the east side of South Bend, this property offers .08 acres, and is adaptable to many uses. The property has approximately 60' frontage on Hill Street, and 130' frontage on Crescent Avenue. The site is serviced by municipal utilities.

*The property is owned wholly or in part by a licensed real estate broker in the State of Indiana.*

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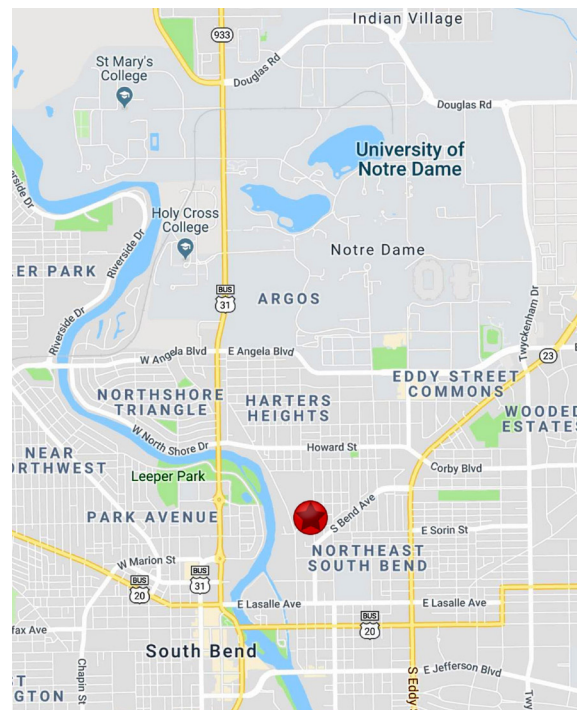
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

## Located in East Race Way, Downtown South Bend



### Location

Located in an area commonly referred to as the East Race Way, the property is in close proximity to the South Bend Clinic, Memorial Hospital, the University of Notre Dame, Holy Cross College and St. Mary's College. The property is included in the East Bank Village master plan with potential to become a strong, vibrant, urban neighborhood with a mix of live-play uses that will be attractive to college graduates, young couples, retirees and the technology and arts communities. Currently under construction is a new residential, multi-tenant condominium development along the banks of the St. Joseph River. The property is in the loop of a vendor neutral dark fiber network known as the MetroNet.



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