Naicressy COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Main Street & Edison Lakes Parkway | Parcel 14

Mishawaka, Indiana

In Riverfront District Project Area | \$1,000 Riverfront Liquor License



Snapshot

Parcel 14: 2.29 Acres

Utilities: Municipal

Zoning: C1-Commercial

List Price: \$745,000 Per Acre

Parcel can be divided; Also available for ground lease

Property Details

High profile restaurant or commercial development site with approximately 2.29 acres near the southeast corner of Main Street and Edison Lakes Parkway. The property is within the Riverfront District Project Area and is eligible for a Riverfront Liquor License at a cost of \$1,000 . Located near the Saint Joseph Health System Mishawaka campus and Edison Lakes Corporate Park development entrance.

Parcel 14 is 2.25 acres offered at \$745,000 per acre. The parcel is divisible. Site may be available for ground lease.

Edison Lakes Corporate Park is a 700-acre mixed-use development combining residential, hotel and retail components, plus close to 1 million square feet of Class A office space.

 $\textit{Broker Disclosure: The property is owned wholly or in part by a licensed real estate broker in the \textit{State of Indiana}. \\$



Non-useable land along Juday Creek included with purchase

4100 Edison Lakes Parkway, Suite 350 Mishawaka, Indiana 574.271.4060 574.271.4292 Fax

www.cressy.com

A Global Brokerage Division of Cressy Commercial Real Estate

COREY CRESSY, CCIM Senior Broker, Principal 574.485.1513 ccressy@cressy.com **GEORGE CRESSY, CCIM**Chief Executive Officer
574.485.1515
gcressy@cressy.com

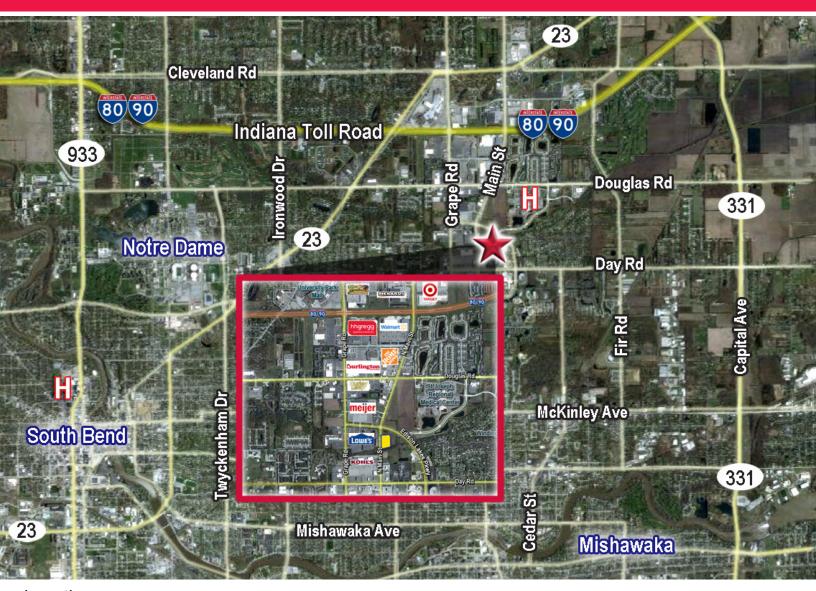
Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

NAICressy COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Main Street & Edison Lakes Parkway | Parcel 14

Mishawaka, Indiana

Located In University Park Retail Area



Location

The property is located on the east side of Mishawaka in Edison Lakes Corporate Park and in the University Park Trade Area that encompasses over 5 million SF of commercial, retail, office, hospitality and medical space. The site is minutes from the new Capital Avenue extension and the Main Street/Grape Road corridors, the Saint Joseph Health System Mishawaka campus development and Elkhart.

4100 Edison Lakes Parkway, Suite 350 Mishawaka, Indiana 574.271.4060 574.271.4292 Fax

www.cressy.com

A Global Brokerage Division of Cressy Commercial Real Estate

COREY CRESSY, CCIM Senior Broker, Principal 574.485.1513 ccressy@cressy.com **GEORGE CRESSY, CCIM**Chief Executive Officer
574.485.1515
gcressy@cressy.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.