

Land For Sale

## Vacant Land On S. Byrkit Avenue

Mishawaka, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**Development Opportunity | Zoned Manufacturing With All Utilities**



### Snapshot

Land:	31.42 +/- Acres (Divisible to 5 Acres)
Frontage:	575' (Fir Road/Byrkit Avenue)
Terrain:	Flat
Zoning:	M-Manufacturing
Utilities:	Gas, Electric, Water & Sewer
List Price	\$35,000 Per Acre (\$1,099,700 Total)

### Property Details

Five acres up to 31 acres of manufacturing-zoned land with municipal sewer and water. 575' of frontage on Fir Road (Byrkit Avenue) with additional points of access. The property may be subdivided down to 5 acres. Excellent access to region and surrounding markets via Capital Avenue (1 mile east), Interstate 80/90 and US 20/31.

4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
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Global Brokerage Division of Cressy Commercial Real Estate

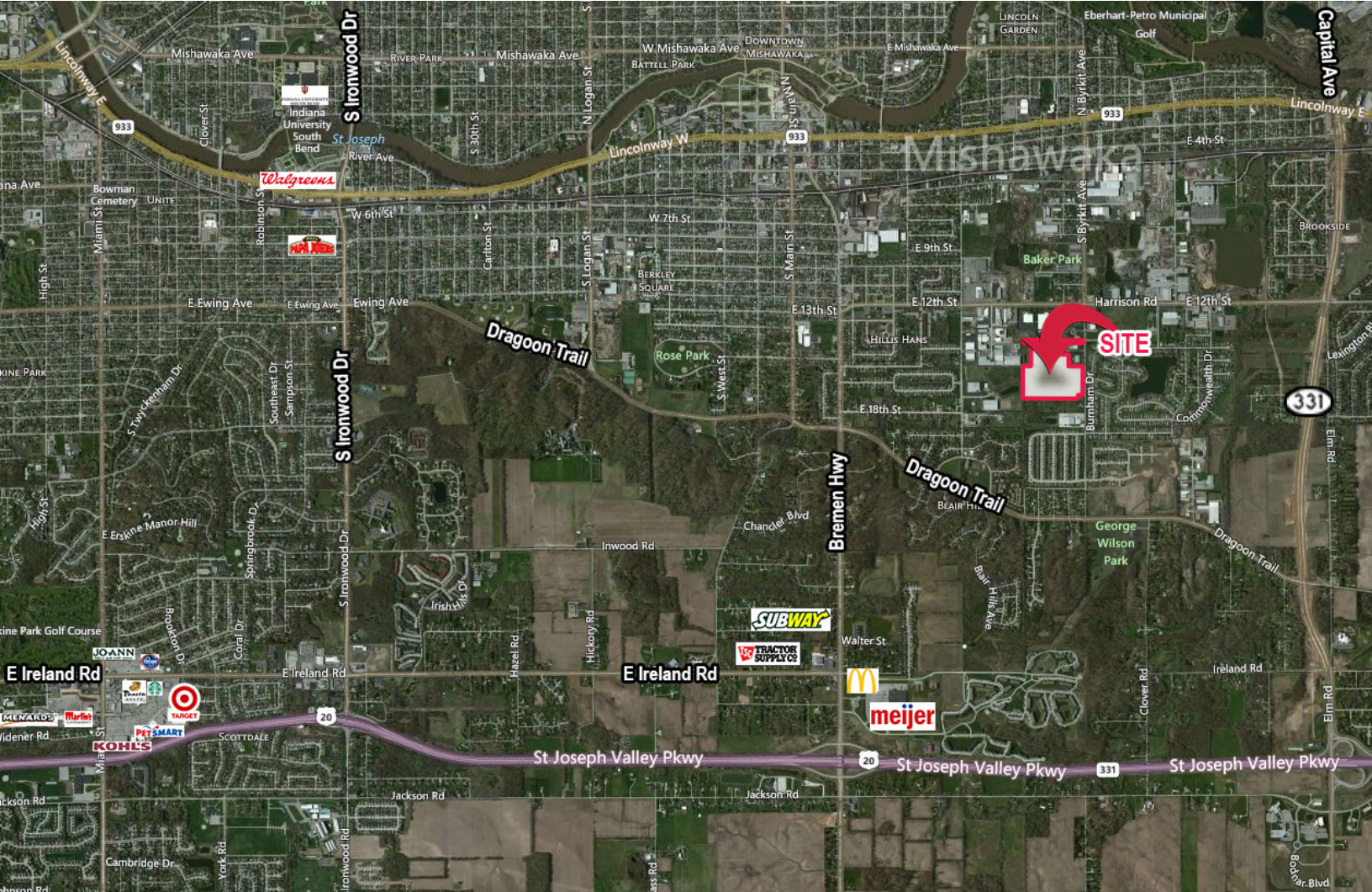
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**Great Southside Location Near US 20 Bypass, Capital Avenue & Toll Road**



2016 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,542	55,893	121,596
NUMBER OF HOUSEHOLDS	2,977	23,586	51,198
AVERAGE HOUSEHOLD INCOME	\$50,487	\$48,794	\$50,015

**Location**

The property is located on the south side of Mishawaka just east of Bremen Highway and west of the newly realigned and expanded Capital Avenue extension (SR 331). The property is surrounded by a mix of commercial, industrial and residential uses. Also located approximately 2.3 miles from the property is Meijer's Grocery Store, Meijer's Gas Station, BP, Bruno's Pizza, Rigg's/Cub Cadet, as well as newer businesses including Tractor Farm Supply, Subway and McDonalds.

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