

Office Investment Opportunity

340 Columbia Street

South Bend, Indiana

NAICressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Office Space With Scenic Views Overlooking St. Joseph River



Snapshot

Total Building:	21,060 SF
Land:	.339 Acres
Year Built:	1977
Zoning:	CBD
Signage:	Building, Suite & Directory
Parking:	Ample On-Site Shared In-Common
Utilities:	Municipal Water & Sewer
HVAC:	Gas Forced Air Heat & A/C
Taxes:	\$32,849.64 (2017 Pay 2018)
NOI:	\$157,515
CAP Rate:	10%

Reduced Price: \$1,598,500 (~~\$2,500,000~~)

Property Details

This 21,060 SF multi-tenant office building is located on the St. Joseph River near downtown South Bend, Indiana. It offers increasing annual profitability with a substantial commerce base.

The current vacancy rate in the CBD of South Bend is 15.27%.



4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
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574.271.4292 Fax
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Global Brokerage Division of Cressy Commercial Real Estate

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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.

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Multiple Windows Offer Plenty Of Natural Office Lighting



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Great Location Near South Bend CBD



Location

The property is located in the River Glen Office Park along the shore of the St. Joseph River. The building is walking distance to banking, restaurants, convention center, courthouse and city and county offices, walking trails, community events held in the downtown area. Tenant can be connected to the MetroNet, which is a 50-plus mile, dark-fiber optic network that loops around South Bend.

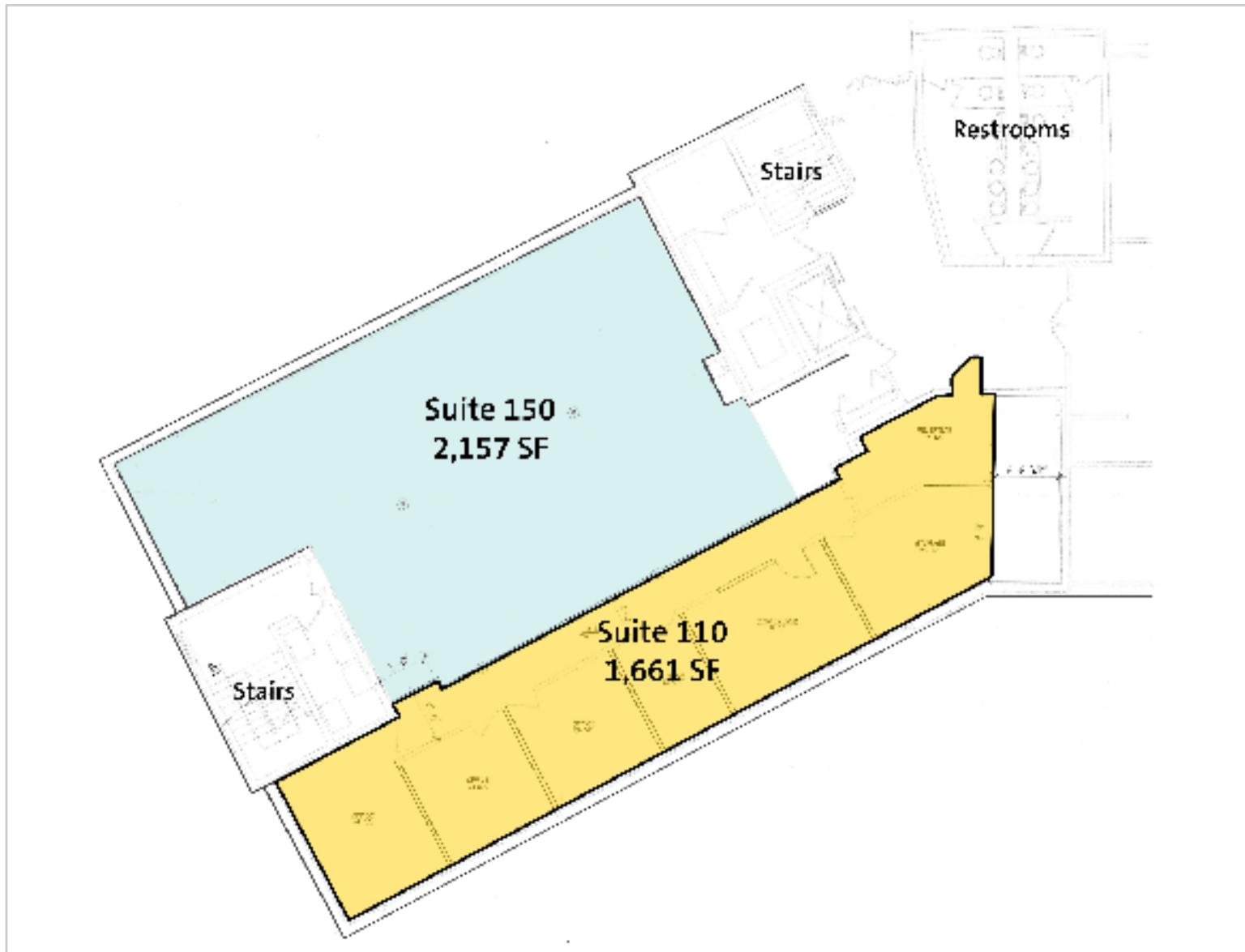
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