

Office Building for Sale

425 Lincolnway E.

Mishawaka, Indiana 46544



Impressive 3-Story Office Building Near Downtown Mishawaka



Snapshot

Building: 5,435 SF
1st Floor - 2,715 SF
2nd Floor - 2,720 SF
3rd Floor - 2,638 SF and the
Lower Level - 2,698 SF are not
included in the building SF
Available April 2020

Land: 0.19 Acres

Year Built: 1910; Remodeled 1994

Zoned: C-3 City Center Commercial

Power: 400 amp/120/208 volt

HVAC: DX cooling

Parking: 30 + parking spaces available for lease
behind the building with the church.

List Price: \$350,000

Property Overview

The building has an old-world feel with beautiful woodwork and beveled windows. There is a courtyard next to the building leading to available parking for lease. There is Cat-5 wiring for data and phone system. First and second floors comprise of private and open office concepts. Breakroom/kitchenette on second floor and basement. Plenty of Storage in basement with an open training room.

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	DAILY TRAFFIC COUNT
POPULATION	14,002	72,129	143,622	12,641 on Lincolnway E. 16,746 on Church St. (West of Property)
NUMBER OF HOUSEHOLDS	6,143	32,683	60,279	
MEDIAN HOUSEHOLD INCOME	\$46,468	\$47,689	\$51,324	

4100 Edison Lakes Parkway, Suite 350
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A Global Division of Cressy Commercial Real Estate

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Property Photos



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COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

Located Just East of Mishawaka's Central Business District



Location

Mishawaka, Indiana, is a growing commercial city in Northern Indiana, located next to South Bend. Mishawaka, the Princess City, lies nestled along the meandering path of the St. Joseph River. Population growth, business expansion and record-breaking new construction tell us that people want to live, work, raise their families and retire in Mishawaka.

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