

Land For Sale

E. 12<sup>th</sup> Street & Capital Avenue  
Mishawaka, Indiana



Development Opportunity | 226' Frontage On 12<sup>th</sup> Street | Adjacent To Newer C-Store & Car Wash



## Snapshot

Land:	1.43 Acres (Parcel 3)
Frontage:	226'
Zoned:	S2-PUD
Utilities:	Gas, Water & Electric
List Price:	\$250,000

## Property Details

1.43 acres (Parcel 3) of vacant land with 226' frontage on E. 12<sup>th</sup> Street at Downey Avenue. The property is adjacent to a newer convenience store and car wash. Zoned S2-PUD, the site provides for an excellent development opportunity for retail/retail pad use.

Restrictive covenants apply.

4100 Edison Lakes Parkway, Suite 350  
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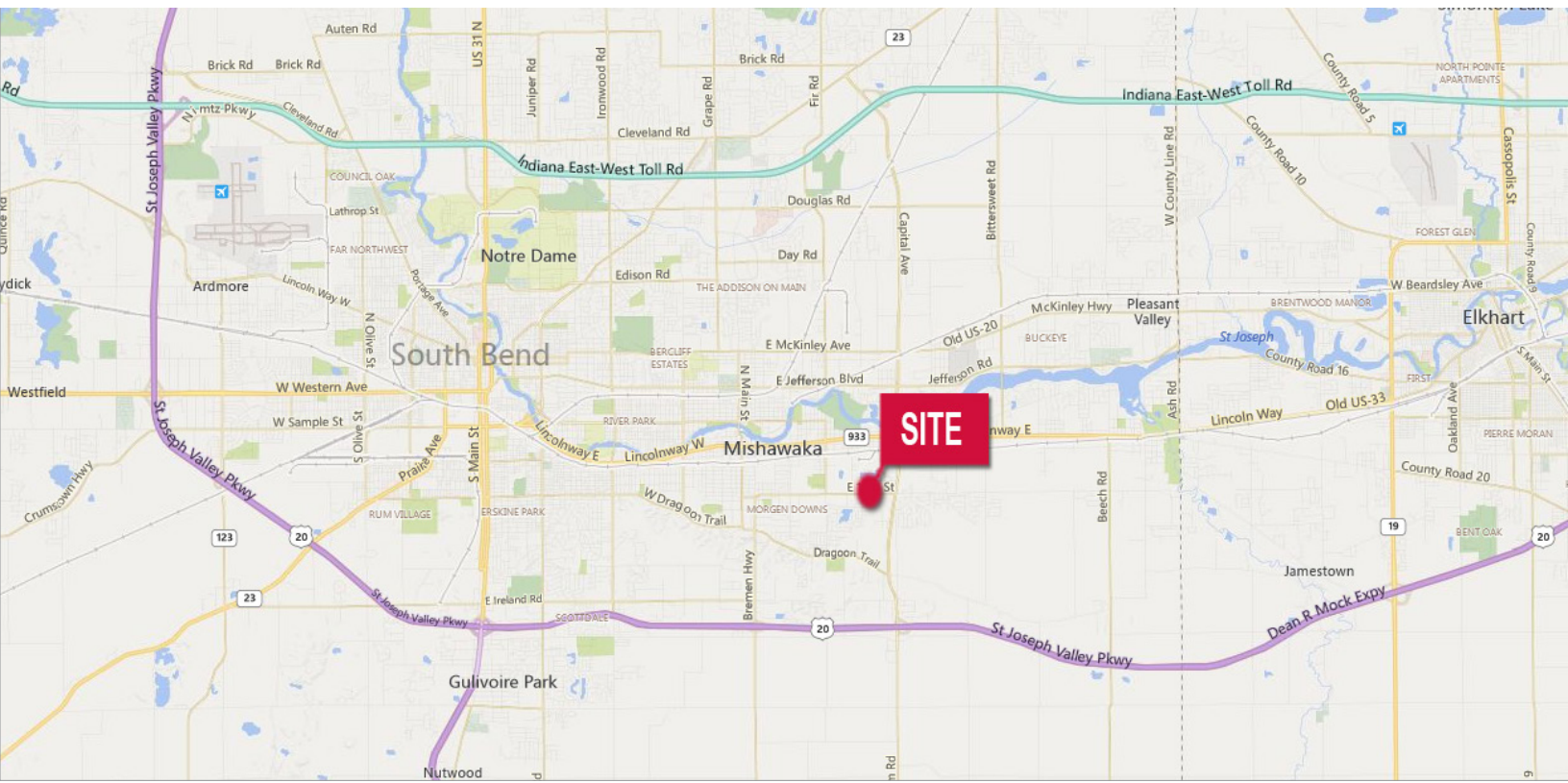
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**Great Access To Capital Avenue Linking The US 20/31 Bypass & Toll Road**



## Location

The property is located on the south side of Mishawaka with easy access to the US 20/31 Bypass (St. Joseph Valley Parkway) and the I-80/90 Indiana Toll Road via the newly expanded Capital Avenue extension which is approximately one-quarter mile from the subject property. The 12<sup>th</sup> Street corridor is a mix of commercial, industrial, manufacturing and warehouse businesses surrounded by single family residential housing and has had historically very low vacancy as many of the properties are owner-occupied.

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