

FOR SALE

LAND



820 NILES AVE
SOUTH BEND, IN 46617

PROPERTY OVERVIEW

The subject property is uniquely positioned between the University of Notre Dame and Downtown South Bend. This area has seen a huge transformation over the last 5 plus years. This area is in the process of transforming into a higher-end mixed-use neighborhood catering to University employees, younger families working downtown, and alumni. The subject property itself is across the street from newly developed townhouses and some single family development. The property is as a zoned Neighborhood Center which allows for higher density developments including multifamily. This is unique because there are very few properties remaining in this area which allow for this type of development.

PROPERTY HIGHLIGHTS

- The Subject Property is located on Corby Street near Niles Ave. in the Harter Heights Neighborhood.
- The Subject Property is uniquely position between The University of Notre Dame (0.5 Miles North) and Downtown South Bend (Less than 0.5 Miles South).
- The property is zoned Neighborhood Center which allows for High Density Develop. It is one of the only remaining vacant properties with this zoning classification allowing multi-family development.
- Highest and best use for this development includes single family residential, multifamily apartment, condo, and townhouse development.
- Site is served by all necessary utilities including Sewer and Water, Electric, and Gas.

OFFERING SUMMARY

Sale Price:	\$160,000
Available SF:	
Lot Size:	0.68 Acres
Zoning:	Neighborhood Center
Market:	St. Joseph County
Price / SF:	\$5.40

RETAILER MAP

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