

Office Building For Sale

60600 US 31 S

South Bend, Indiana



## Adaptable Office Building Available For Sale



### Snapshot

Building:	2,128 SF 1,368 SF (Lower Level)
Land:	.71 Acre
Year Built:	2005
Construction:	Brick, Limestone & Glass
Parking:	Paved; 20+ Spaces with Drive-up Lane
HVAC:	Forced air heating and cooling
Zoned:	C-Commercial
List Price:	\$299,000

### Property Details

Well-maintained 2,128 SF former credit union with private offices, employee break area and storage space, plus a 1,368 square foot lower level (basement). Class A interior finishes include tile, carpeted floors, painted drywall and good quality finishes. Gas forced air heat and central air conditioning. Nicely landscaped with grassy area, trees and shrubs. Pylon signage. C-Commercial allows for professional office and financial uses, as well as, B-Business zoning uses.

### Area Description

The property is located approximately .39 miles north of the Kern Road ramp on US 31, approximately 1 mile south of the Erskine Trade Area (an area that encompasses over 1,400,000 square feet of commercial, retail, service, and professional office, medical uses, and single family residential subdivisions).

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*Independently Owned and Operated*

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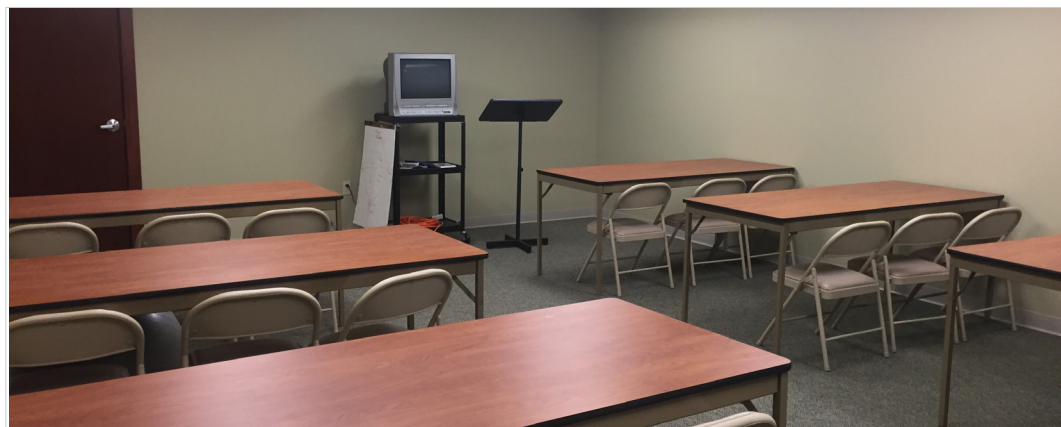
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Well Maintained Property



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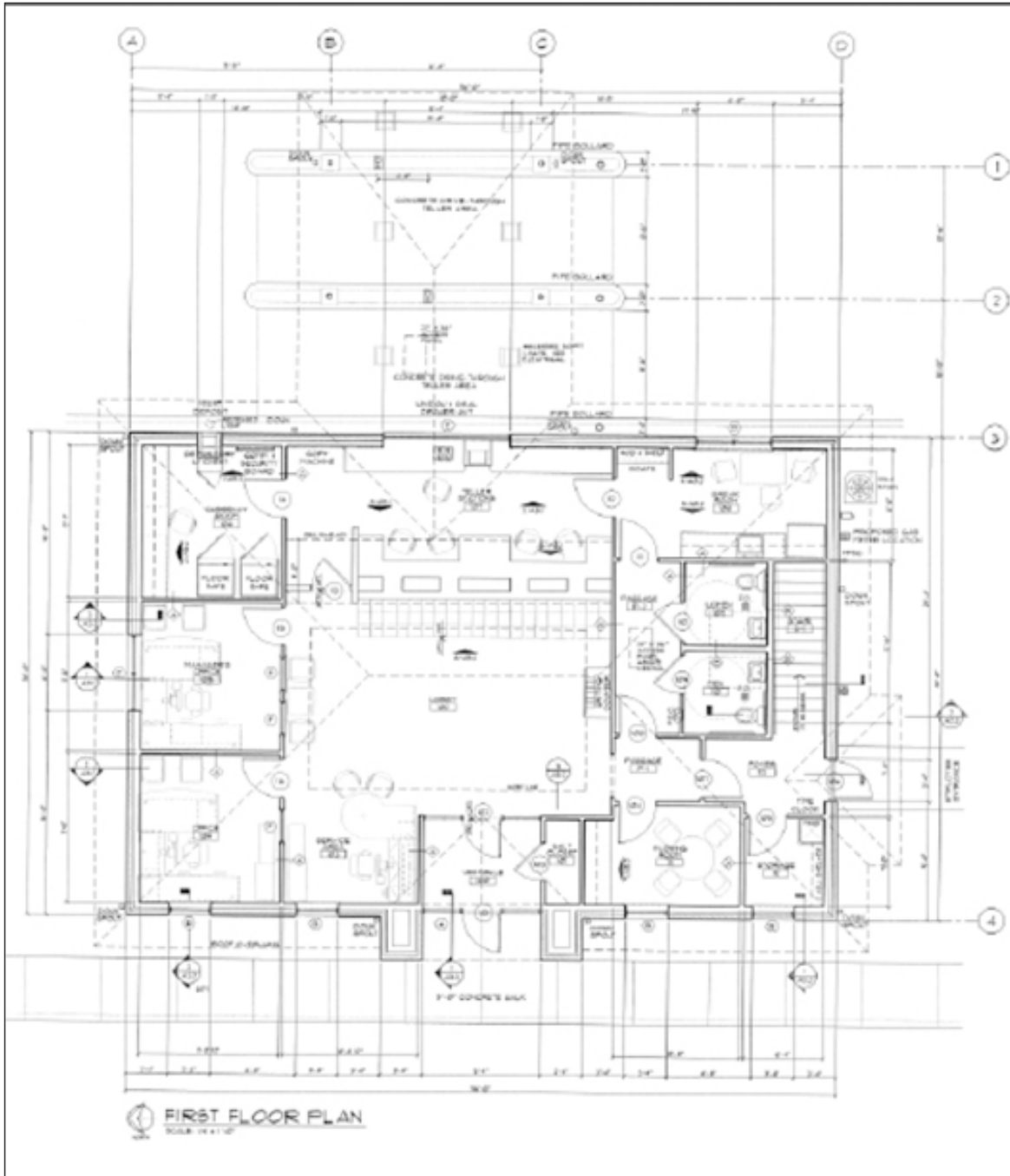
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Floor Plan



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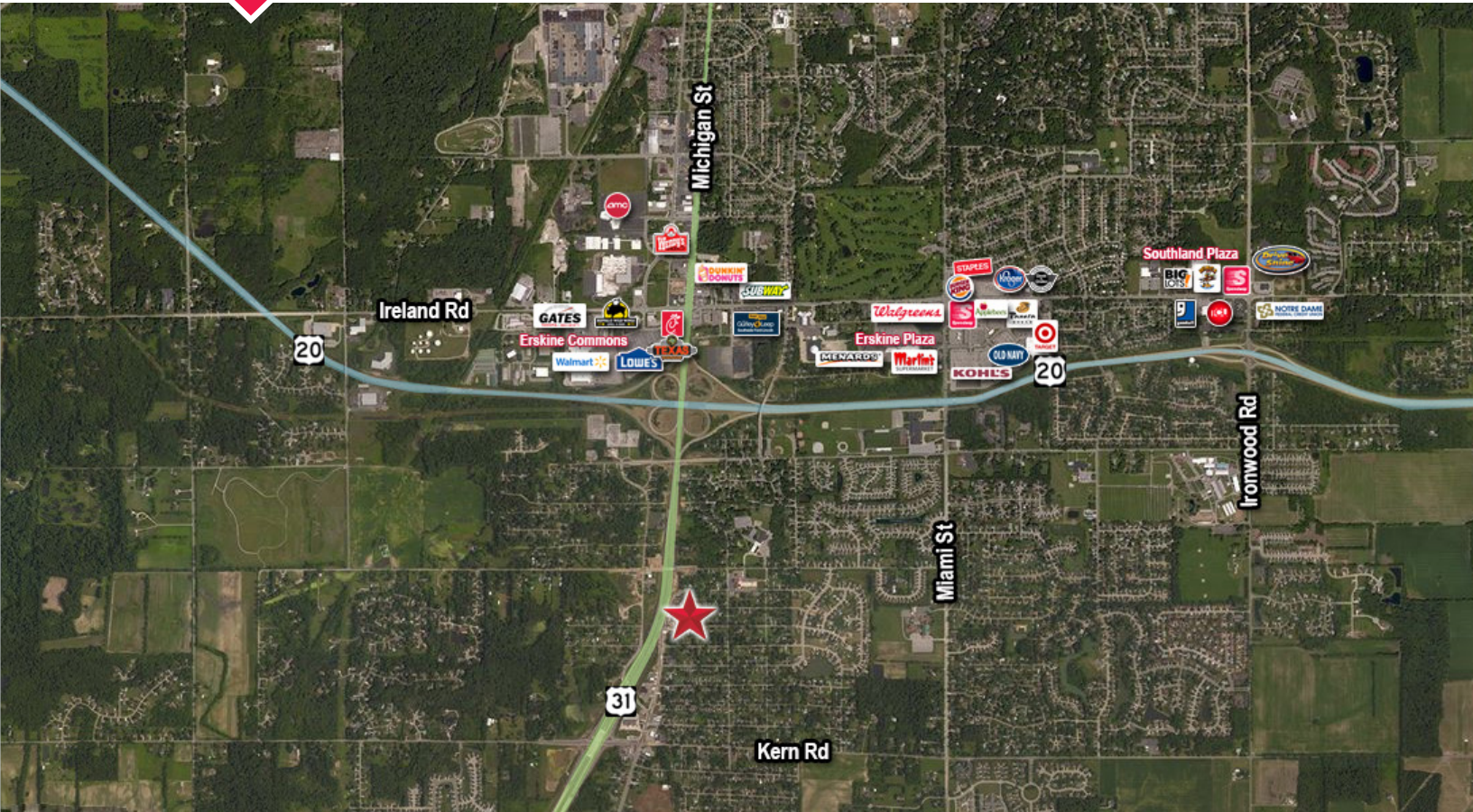
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**Southside Location Near US 31/20 Bypass**



**Location**

Great location right next to the recently improved US 31 & US 20 Bypass. The new US 31 is 20 miles of divided, four-lane highway. Motorists can now exit or enter the freeway through entrance and exit ramps at three interchanges: Kern Road (South Bend), State Road 4 (Lakeville) and US 6 (LaPaz). The Kern Road ramp is located approximately .39 miles south of the property location. This area has been upgraded with sidewalks, curb-cuts and landscaping. The proximal location of the property provides quality access for local and regional client based business located in South Bend and Mishawaka and the surrounding 10-county area.



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