

53800 Generations Drive
South Bend, Indiana

Class A Medical Office/Single Tenant/7.5% CAP Rate



Snapshot

Building Size:	6,838 SF
Land:	0.50 Acres
Year Built:	1995; Fully Remodeled 2016
Lease Type:	Triple Net, Single Tenant
Lease Term:	9.5 Years Remaining
Utilities:	Directly Paid By Tenant
CAM Charges:	100% Reimbursement By Tenant
CAP Rate:	7.5%
NOI:	\$133,400 Year 1
Rent Escalator:	2.5% Annual
List Price:	\$1,775,000

Property Details

Class A, freestanding, single-tenant medical office building consisting of 6,838 SF on 0.50 acres with ample parking. Property is centrally located in the Foundation Center medical campus in South Bend, Indiana. The building was completely renovated in 2016. Improvements include:

- New roof
- New HVAC system
- New addition to building for reception area
- New exam rooms and restrooms
- New break room with full kitchen and adjoining spacious activity room
- Site can accommodate future building expansion

4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
574.271.4292 Fax
www.cressyandeverett.com

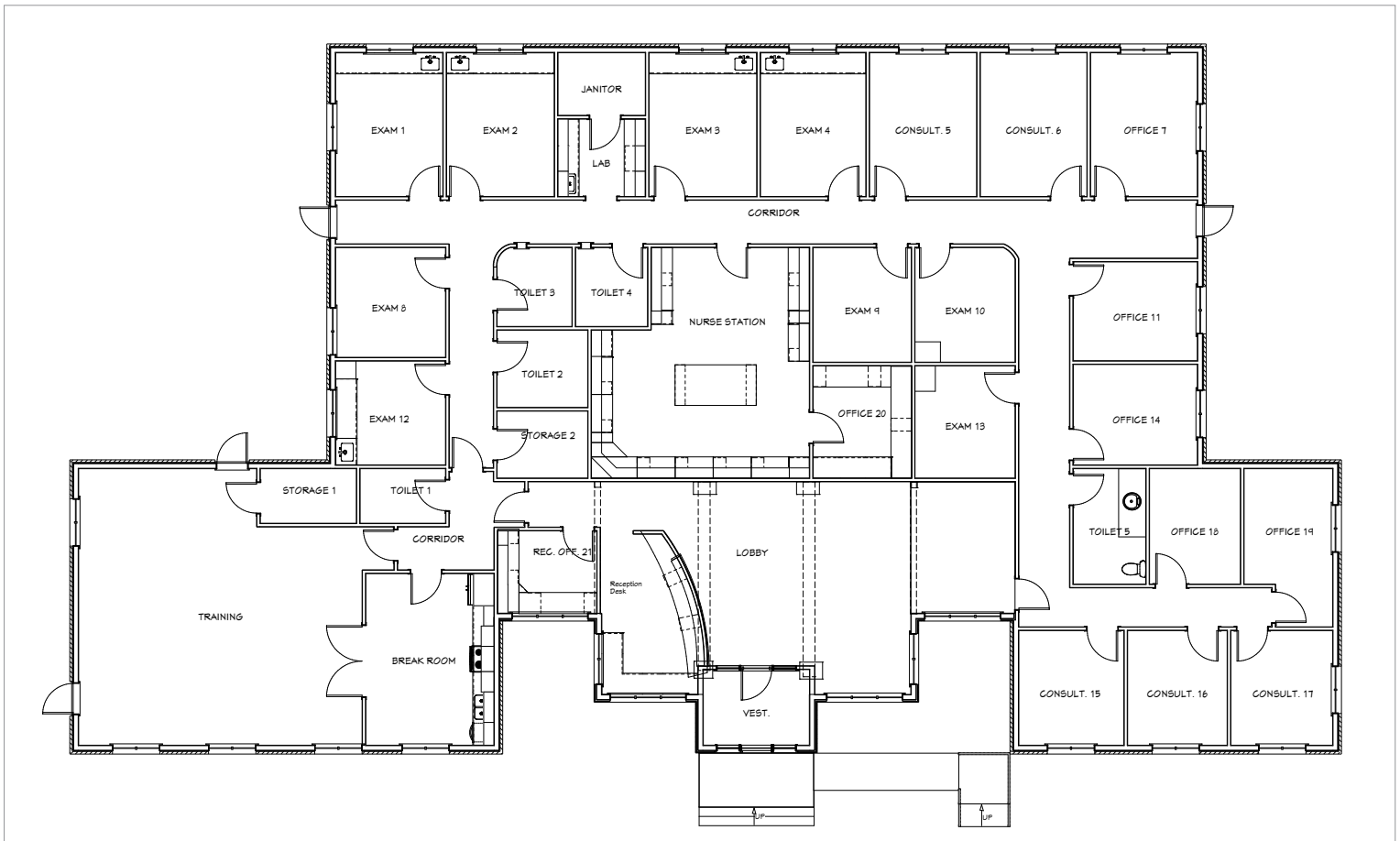
Independently Owned and Operated

EDWARD F. BRADLEY, CCIM/CPM/SIOR
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Property Photos & Floorplan



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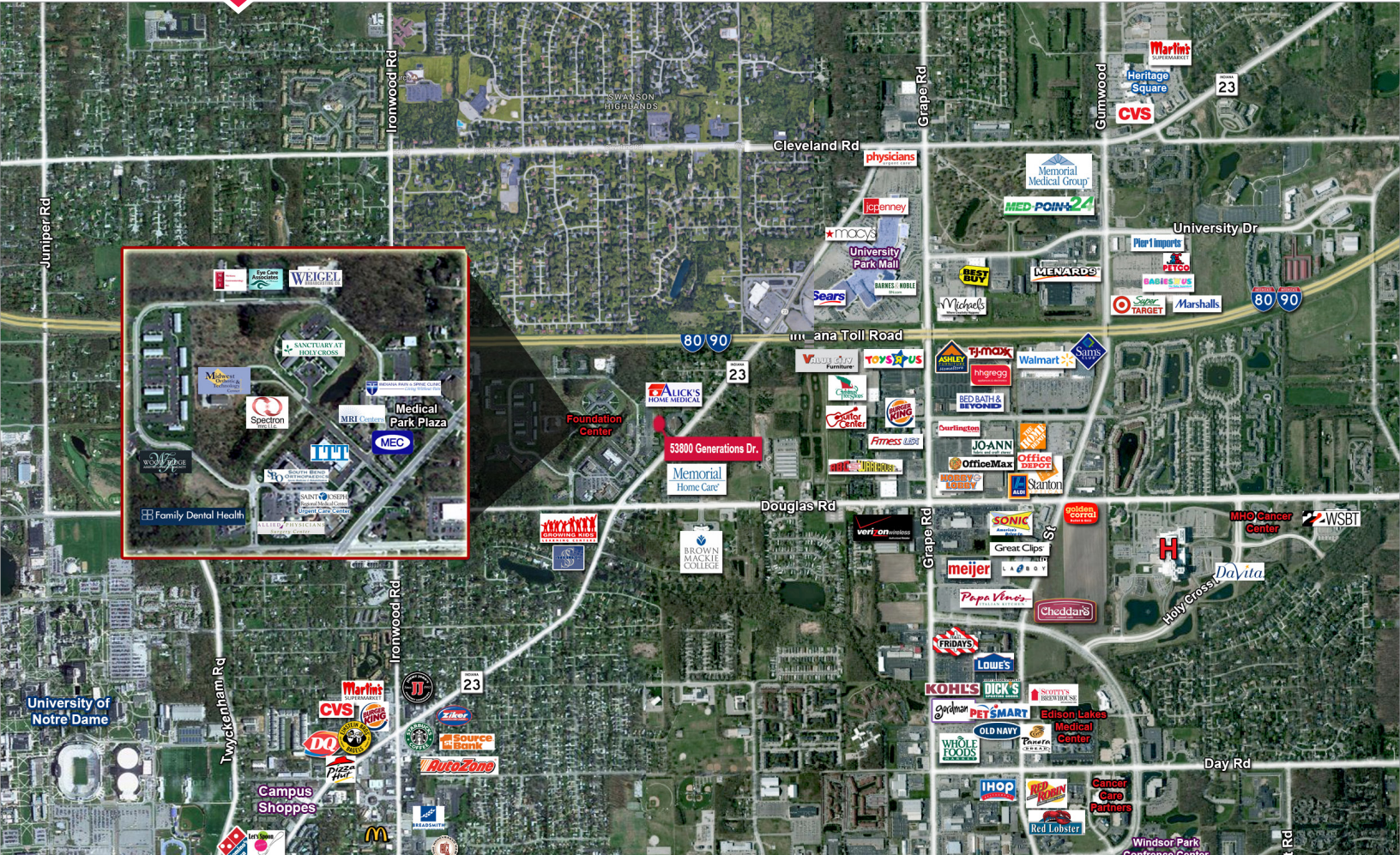
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Great Location, Minutes From Many Office, Medical, University & Retail Areas



Location

The property is located on Generations Drive in Foundation Center — a professional mixed-use development at the signalized intersection of SR 23 and Douglas Road on the northeast side of South Bend. Located nearby are many professional and medical offices, residential living and many national and regional retailers. It's less than one mile from the University Park Trade area that consists of over 6,000,000 square feet of commercial space.

The property is located within minutes of the University of Notre Dame, Saint Joseph Health System Mishawaka campus, and is easily accessible to the surrounding communities.

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