

Retail Building For Sale or For Lease

234 South Chapin Street

South Bend, Indiana



GRUBB & ELLIS
CRESSY & EVERETT

Built in 1999 and in Excellent Condition



Snapshot

Available Suite:	6,000 SF
Total Building:	13,050 SF
Nearby Tenants:	Save-A-Lot
Year Built:	1999
Zoning:	LB-Local Business
Utilities:	Municipal
Parking:	29 spaces in common
Signage:	Building and pylon
Lease Rate:	\$8.00 PSF NNN
Offered At:	\$800,000

Property Details

6,000-square-foot suite in this former Family Dollar store now available for lease. Entire 13,050 SF building is also available for sale. Building is in excellent condition. Good exposure and good co-tenancy.

Adjacent to Save-A-Lot and the St. Joseph Clinic and across the street from the planned \$35 million Kroc Center Community Center. Rear off-street loading is available. Building signage and suite signage tenant's expense.

Location

The property is located on the southern edge of the CBD, near the Silver Hawks baseball stadium and within walking distance to residential housing, churches, financial institutions, restaurants and service businesses.

To learn more, please contact:

3930 Edison Lakes Parkway, Suite 200
Mishawaka, IN 46545
574.271.4060
574.271.4292 Fax
www.cressyandeverett.com

TIM MEHALL

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Independently Owned and Operated

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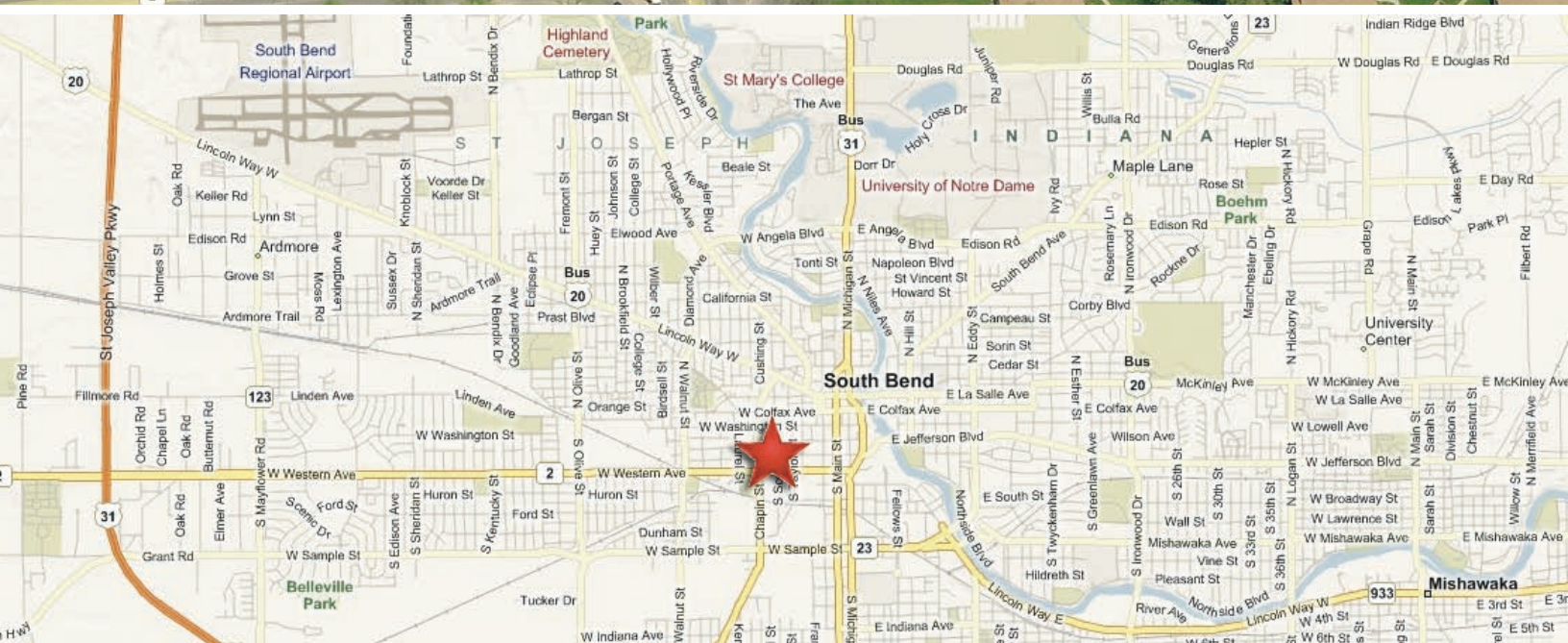
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