

# BUILDING FOR SALE

222 S. Michigan St. | South Bend, IN 46619



## Great Redevelopment Opportunity in South Bend's Commercial Business District

**Building:** 31,920 SF  
**Land:** 0.38 Acres  
**Zoning:** CBD  
**Year Built:** 1972  
**List Price:** \$750,000

### Details:

Three story historic concrete building (Club Fever) with large glass windows located in beautiful downtown South Bend. Currently has 6 bars in various settings, including a large two floor stage area for concerts, two kitchens and private lounges and Zoned CBD. There is a 15,960 SF basement in addition to the main level and 2nd floor.

[VIEW PROPERTY ONLINE](#)



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200 N. Church St., Suite 200, Mishawaka, IN 46544

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# INTERIOR PHOTOS

## BUILDING FOR SALE

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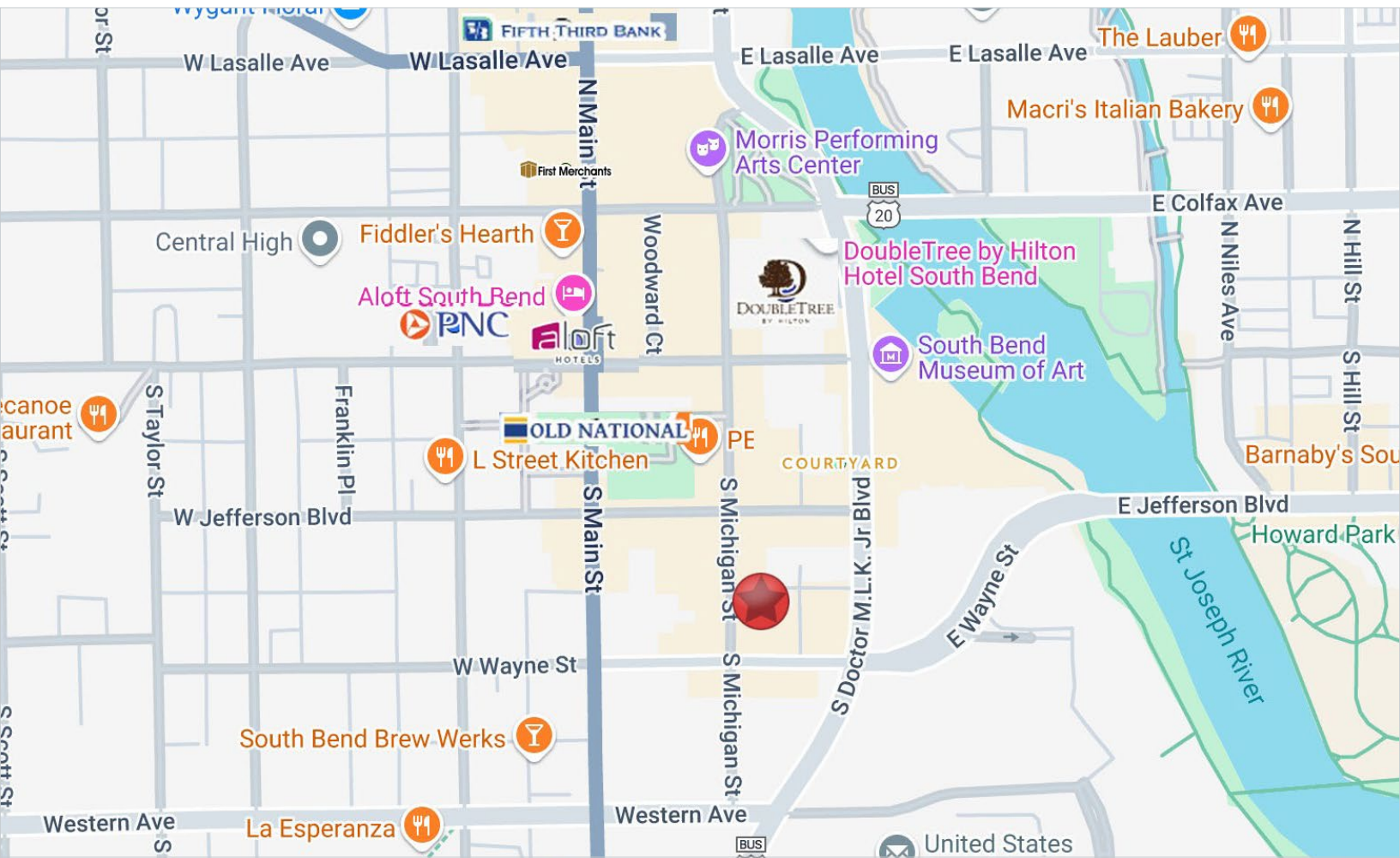




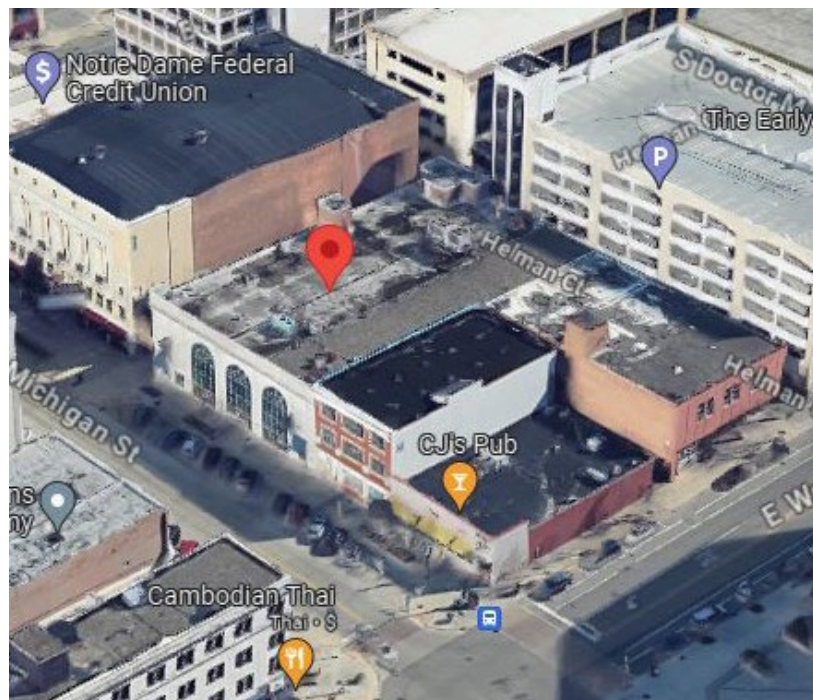
# LOCATION OVERVIEW

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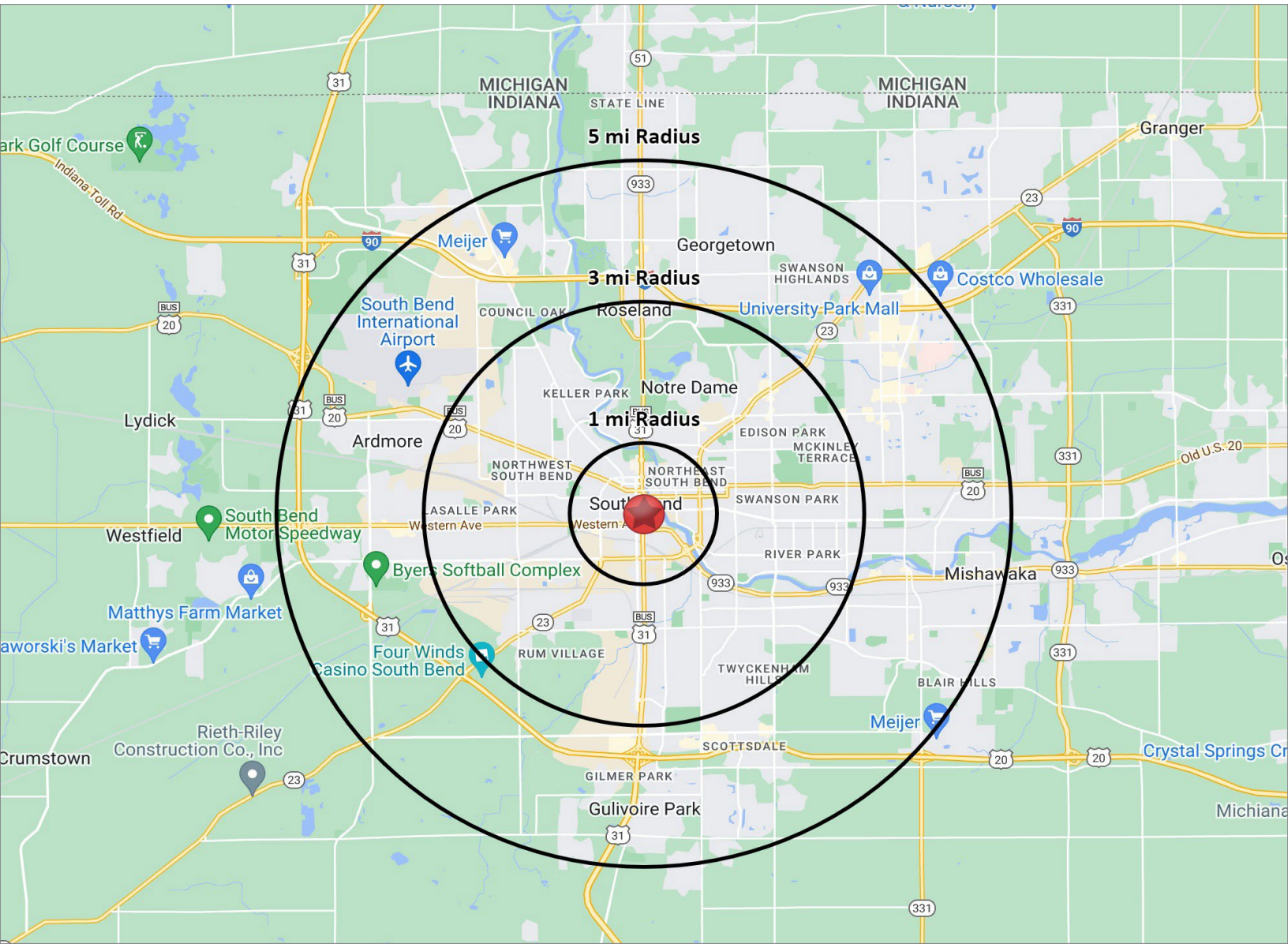
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Located in the central business district adjacent to restaurants, government offices and other retail and professional businesses in South Bend.







POPULATION

|        |         |
|--------|---------|
| 1 MILE | 11,618  |
| 3 MILE | 101,540 |
| 5 MILE | 179,704 |



NUMBER OF HOUSEHOLDS

|        |        |
|--------|--------|
| 1 MILE | 1,508  |
| 3 MILE | 19,446 |
| 5 MILE | 40,396 |



AVERAGE HOUSEHOLD INCOME

|        |          |
|--------|----------|
| 1 MILE | \$80,325 |
| 3 MILE | \$81,162 |
| 5 MILE | \$84,552 |



MEDIAN HOME VALUE

|        |           |
|--------|-----------|
| 1 MILE | \$238,531 |
| 3 MILE | \$176,384 |
| 5 MILE | \$193,224 |