

OFFICE BUILDING FOR SALE / LEASE

1920 E MCKINLEY AVE

Mishawaka, IN 46545

FOR MORE INFORMATION, CONTACT:

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PROPERTY SUMMARY

For Sale / Lease | 1920 E McKinley Ave, Mishawaka, IN 46545



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

1920 E McKinley Ave presents a rare opportunity for healthcare, therapy, ABA, or service-based users to secure a move-in-ready facility with room to grow. The first floor is fully built out and equipped for immediate clinical or therapy use, helping reduce upfront buildout time, cost, and operational disruption.

The second floor offers additional flexibility for expansion, administrative space, complementary services, or a customized office/medical buildout. Users can occupy one floor, combine both for a full-building presence, or structure the property to support phased growth over time.

With ample on-site parking, strong McKinley Avenue visibility, and convenient access to regional corridors, the property is well-positioned for organizations seeking a functional, accessible location for both clients and staff.

OFFERING SUMMARY

Sale Price:	\$2,850,000.00
Lease Rate:	\$15 SF/yr (NNN)
Available SF	10,080 - 20,160 SF
Max Contiguous SF	20,160 SF
Lot Size:	1.35 Acres
Parking:	71 Surface Spaces

PROPERTY HIGHLIGHTS

- Turnkey first floor for immediate occupancy
- Flexible two-floor layout to support growth or multi-use
- Ample parking with strong McKinley Avenue visibility and exterior signage
- Excellent access just 0.5 miles from SR 331
- Built for clinical, therapy, and service-oriented users

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PROPERTY DETAILS

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MAJOR BUILDING IMPROVEMENTS — \$1.588 Million Property Renovation Completed in 2025	
Full Interior Renovation and Build Out	• Comprehensive interior demolition and renovation of first floor spaces including new framing, drywall, ceilings, and millwork. • Second floor prepared as a shelled space with flooring removed and slab prepped.
Exterior Window and Storefront Replacement	• Removal of existing windows. • Installation of sixteen new fixed bay windows. • Installation of new aluminum storefront doors and associated glazing systems.
Finish Upgrades	• Removal and replacement of flooring throughout first floor including carpet tile, luxury vinyl tile, and porcelain tile. • Interior painting and wallcovering throughout renovated areas.
Restroom Improvements	• Installation of new toilet partitions and restroom accessories. • Plumbing fixture updates and new hot water circulation system.
New Fire Sprinkler System and Water Service	• Complete NFPA 13 compliant fire sprinkler system including new riser assembly, backflow preventer, fire department connection, and required testing. • Installation of new 6 inch sprinkler water main including tap fee and required public hydrant.
HVAC Upgrades	• Replacement of three rooftop units. • Relocation of air devices to accommodate new room layout.
Electrical and Life Safety Improvements	• New lighting controls, switches, dimmers, and occupancy sensors. • New fire alarm system installation.
Security Enhancements	• New security camera system and badge access control system by Johnson Controls.
Playground and Exterior Improvements	• New sidewalk connection to playground. • Installation of aluminum fencing and railing. • Updated landscaping improvements.
Building Improvements	• Removal of existing abandoned dock lift. • Installation of an entirely new roof system.

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FLOOR PLANS

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EXTERIOR PHOTOS

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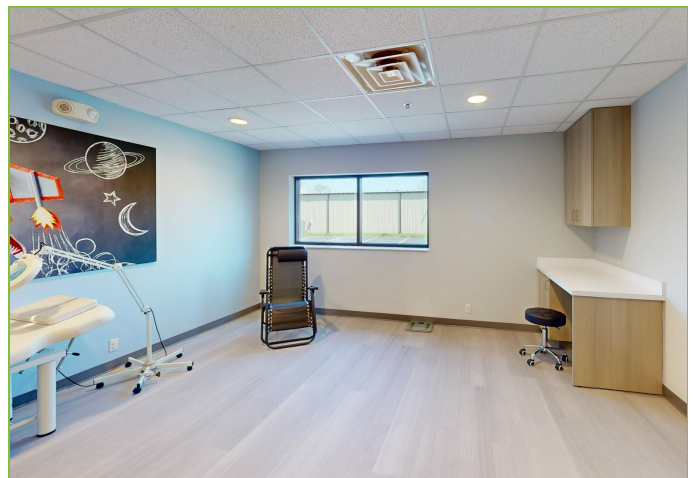
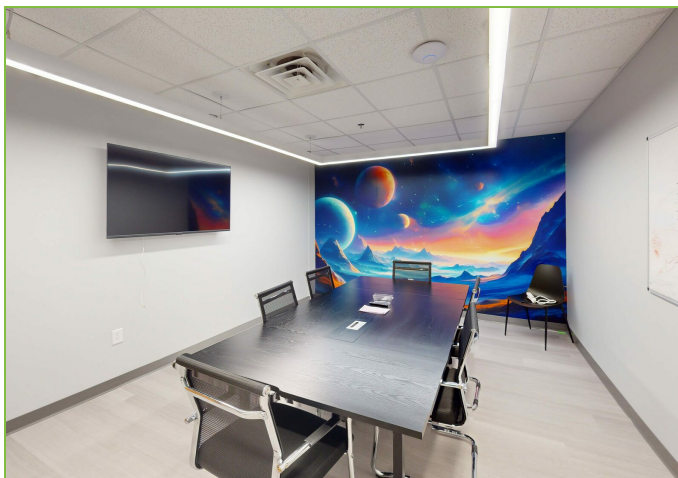
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INTERIOR PHOTOS

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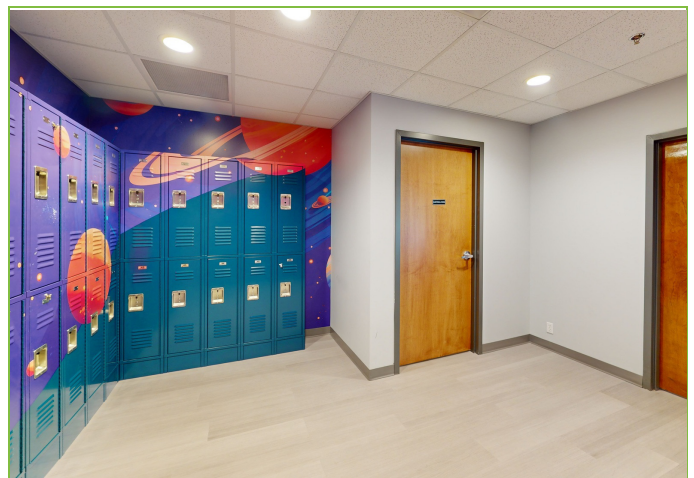
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ADDITIONAL INTERIOR PHOTOS

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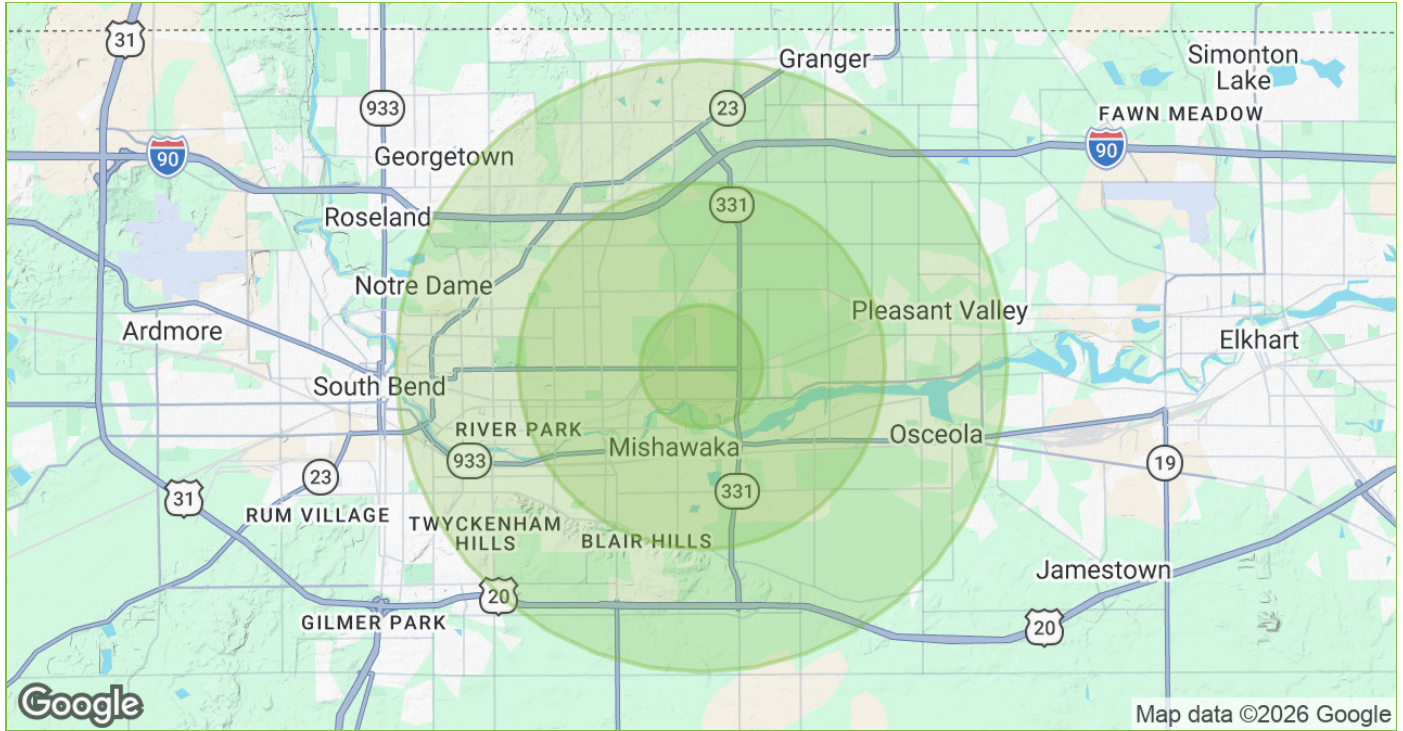
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,242	56,505	134,937
Average Age	38.8	38.2	37.5
Average Age (Male)	34.3	36.0	36.3
Average Age (Female)	44.9	41.4	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,364	23,872	54,058
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$88,554	\$76,588	\$87,698
Average House Value	\$175,862	\$172,558	\$203,437

2023 American Community Survey (ACS)

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