



Edison Lakes Redevelopment Opportunity

3909 North Main Street
Mishawaka, IN 46545



For Sale: Former Skating Rink On Excellent Redevelopment Site

Unique redevelopment opportunity for sale in the heart of Mishawaka, adjacent to Edison Lakes Corporate Park. The 23,890 SF building was formerly a skating rink situated on 2.81 acres with 387' frontage on North Main Street.

This is a great opportunity for redevelopment or repurposing of the building for retail or office space.

Property Highlights

- ▶ 387' frontage on North Main Street
- ▶ 23,000+ vehicles per day
- ▶ 23,890 SF building on 2.81 acres
- ▶ Excellent redevelopment opportunity
- ▶ Zoned C1 - General Commercial
- ▶ **FOR SALE: \$1,200,000**

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Excellent Location

The property at 3909 North Main Street is located near the following businesses, including but not limited to:

- | | | |
|---------------------------------|---------------------------------------|--------------------------------|
| 1. Buffalo Wild Wings | 7. Edison Lakes Medical Center | 13. IHOP |
| 2. Kohl's | 8. Sono Bello South Bend | 14. Logan's Roadhouse |
| 3. DICK'S Sporting Goods | 9. Residence Inn | 15. Noodles and Company |
| 4. Burlington | 10. Home2 Suites by Hilton | 16. Whole Foods Market |
| 5. PetSmart | 11. Red Lobster | 17. Furniture Row |
| 6. Panera Bread | 12. Red Robin | 18. Hyatt Place |

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Site Plan



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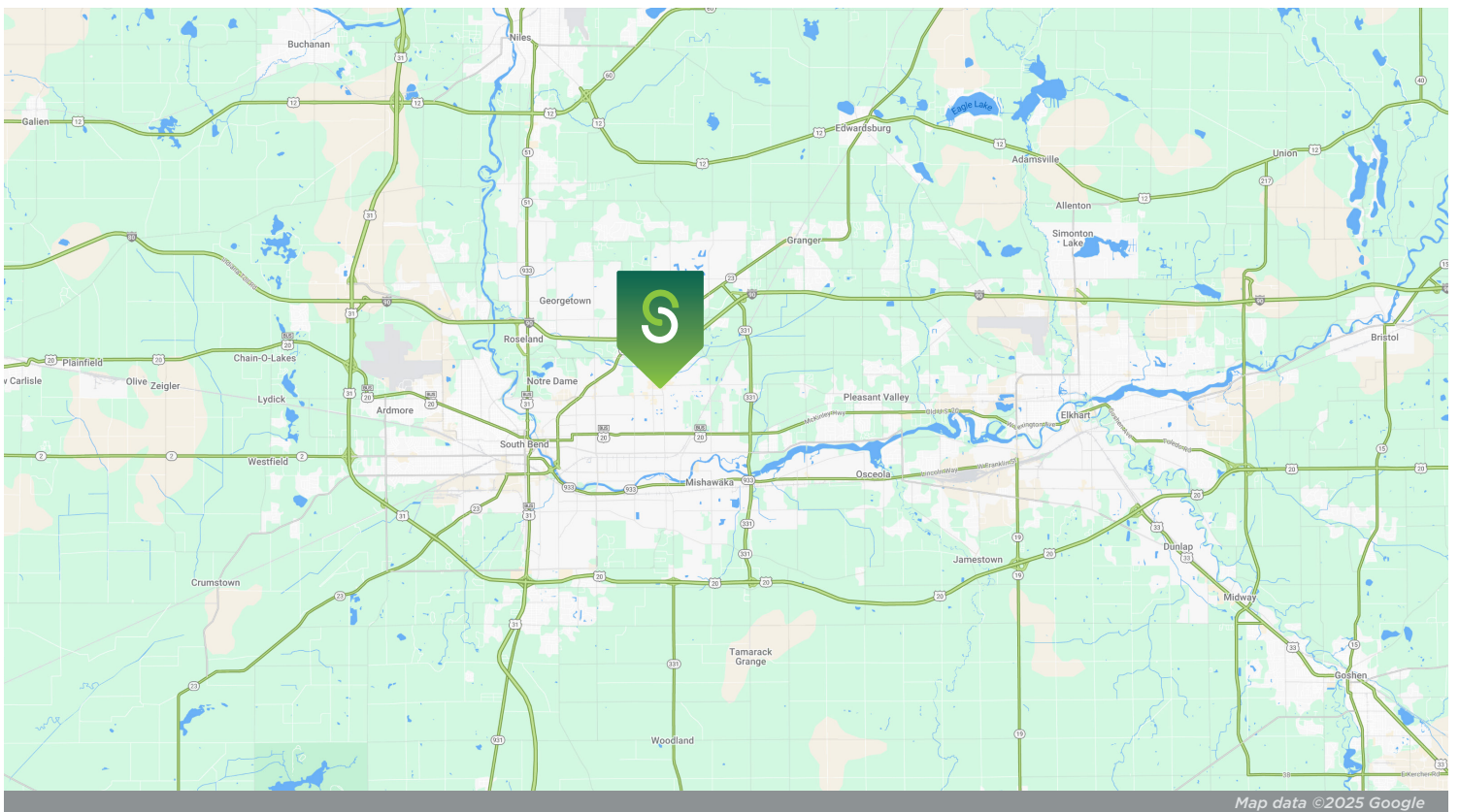
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PROPERTY INFORMATION

Address	3909 N Main St
City, State, Zip	Mishawaka, IN 46545
County	St. Joseph
Township	Clay
Parcel Number	71-04-33-451-011.000-005



SALE INFORMATION

Price	\$1,200,000
Terms	Cash at close

SITE DATA

Site Acreage	± 2.81 AC
Zoning & Description	C1 - General Commercial
Nearest Interstate	I-80/90, 3.9 mi
Traffic Count	23,365 VPD

BUILDING INFORMATION

Property Type	Commercial/office/retail
Year Built	1975
# of Stories	1
Construction Type	Steel frame/block walls
Roof	Metal
Current Use	Skating Rink
Signage	Building façade

UTILITIES

Electric Provider	Mishawaka Utilities
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Mishawaka Utilities
High Speed Data	Available

ADDITIONAL INFORMATION

- Redevelopment opportunity for sale
- Could be redeveloped into retail or office site
- 387' frontage on North Main Street

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