

\$455,000

PROPERTY HIGHLIGHTS

Total Size: 5,040 SF

Lot Size: 1.05 acres

Year Built: 1996

Zoning: C-Commercial

Year Built: 1996

Grade Level Doors: 1-10' x 12'

Eave height: 14'

Parking: 20 spaces

Construction: Pre-engineered Steel
with block wainscoting

Roof: Standing seam metal

Power: 200 Amp

Lighting: Fluorescent

Heating: Radiant & HVAC

Air-Conditioning: Office areas

Fire Protection: No

Security & Camera System: Yes

Mezzanine: 1,000 SF

Restrooms: 2-office

Utilities: Municipal water and sewer

Taxes: \$3,580.80 '24 pay '25

208 E Sample South Bend, IN 46601



PROPERTY DETAILS

208 E. Sample Street offers a mostly open & flexible layout with great curb appeal and low maintenance. Close proximity to vibrant downtown South Bend; major thoroughfares & Ivy Tech. C-Commercial zoning allows for many business uses including; Office, Retail, vehicle sales & service, restaurant, education and many more. A covered drive through window and curb cuts on E Sample and Ohio Street provides exceptional opportunities for any prospective user. Pre-engineered steel clearspan construction allows for wide open space without limitation of posts or load bearing walls. Backlit monument signage on Sample with frontage of approximately 195 feet provides excellent visibility!

10 Minutes to Toll Road
13 Minutes to South Bend Airport
12 Minutes to Grape Road

11 Minutes to Notre Dame Campus
2 Minute walk to Ivy Tech Campus
10 Minutes to US 20



Make contact.

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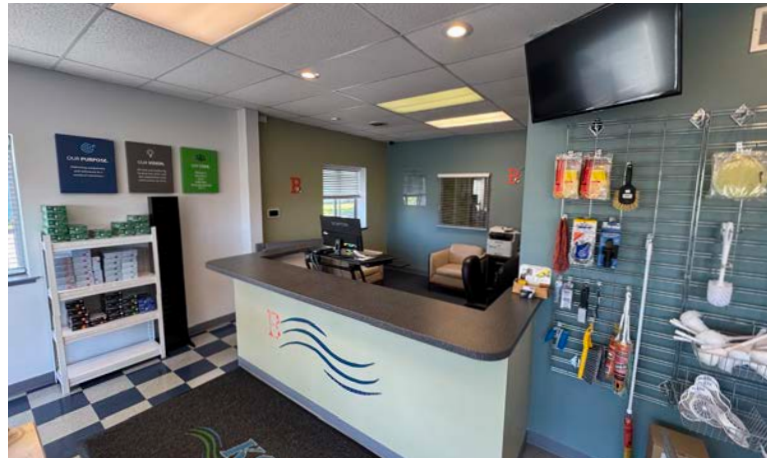
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FLEX PROPERTY FOR SALE

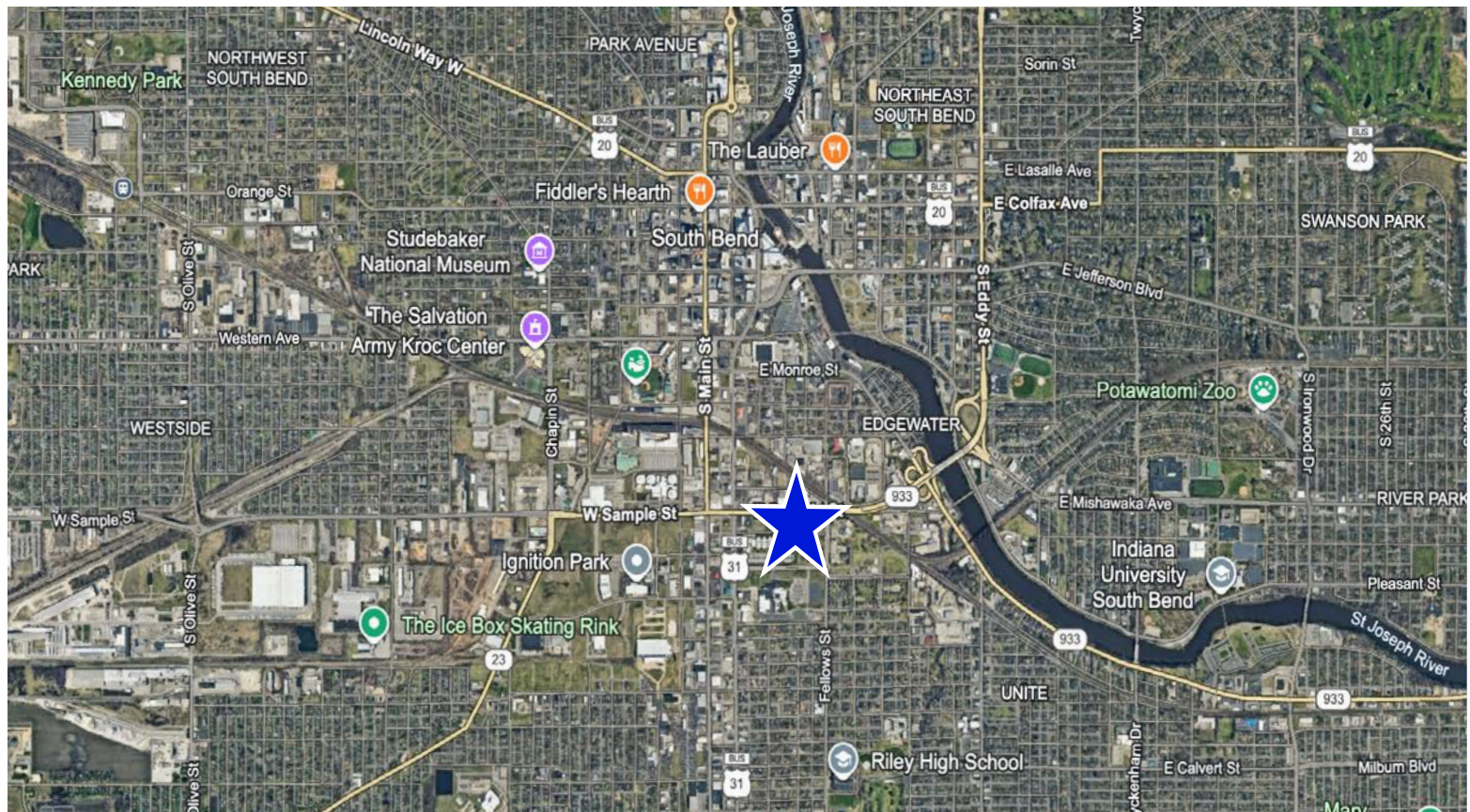
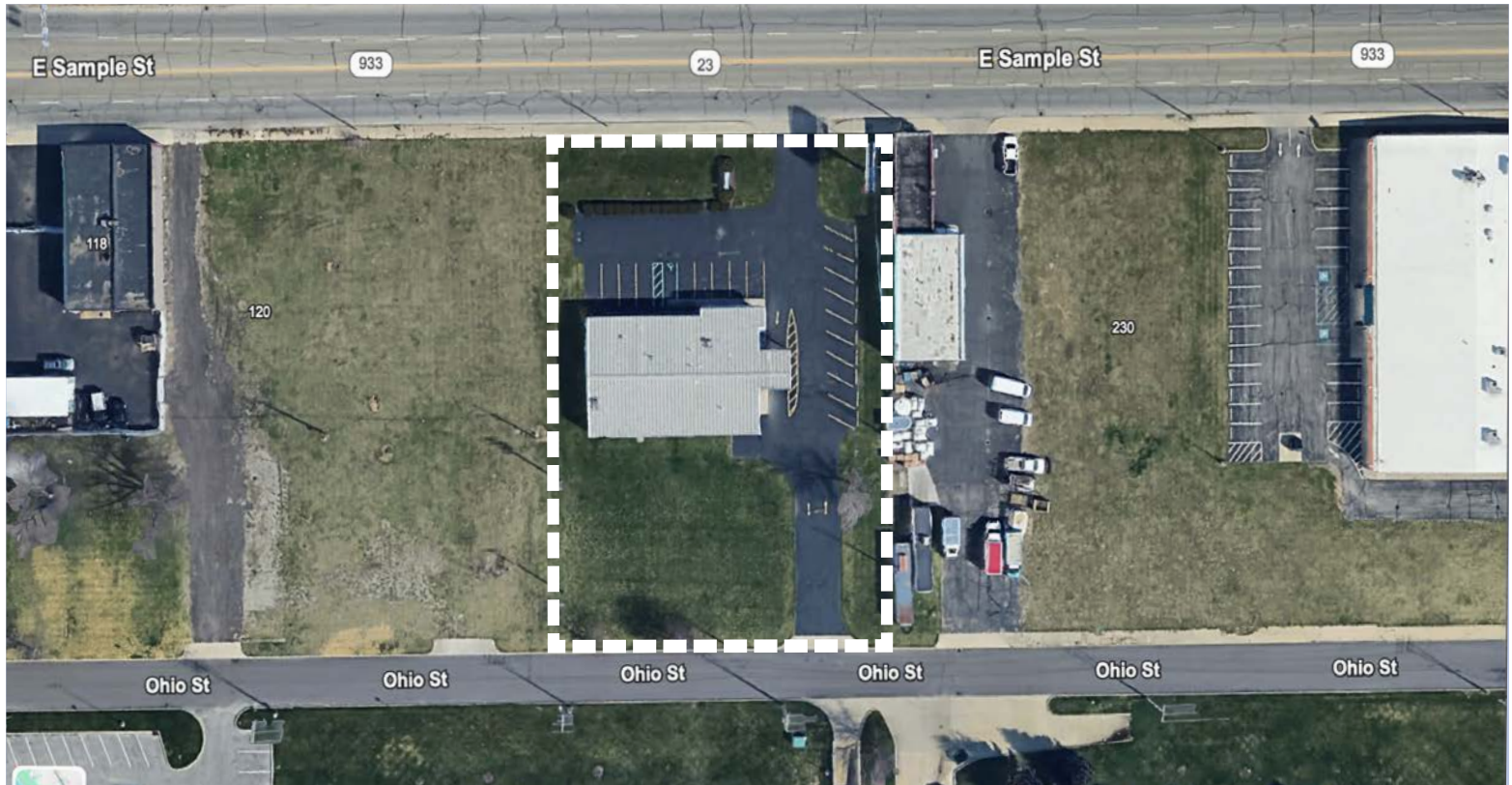






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