



SIGNALIZED HARD CORNER SITE FOR SALE

\$500,000

290 W Hively Elkhart, IN 46517

PROPERTY HIGHLIGHTS

Sale Price: \$500,000

Lot Size: .62 Acres

Curb cuts: 3 existing

Building SF: 3,187 SF

Zoning: B-2 Community Business

Year Built: 1989

Grade Level Doors: 2 @ 8'x9'

Eave Height: 12-14 feet

Construction: Steel-Brick exterior

Roof: Flat

Power: 240 Volt/3 Phase

Fire Protection: No

Restrooms: 1

Utilities: Municipal Water & Sewer

Taxes: \$6,909.66



PROPERTY DETAILS

Redevelopment site available at the signalized corner of Hively & Benham, Elkhart, IN. The City of Elkhart Redevelopment Commission is planning on redeveloping the Woodland Crossing Shopping Mall into a mixed use development combining a proposed 140 residential units, \$6.25 M infrastructure investment and 200,000 SF of improved commercial space. Existing national & regional retailers including Kroger & CVS are long established. The site has the potential to be expanded to the north & east depending upon proposed use. Use restrictions are in place for fuel sales, pharmacy, grocery and others. Many other uses remain available such as office, quick service restaurant and community service users. 2024 Annual Average Daily Traffic counts: Benham-6,194 Hively-8,325



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