

SINGLE TENANT NET LEASED OFFICE BUILDING

3006 S. MICHIGAN ST., SOUTH BEND, IN

FOR SALE



FEATURES:

- Single tenant net leased investment property with new 5-year renewal in place
- Tenant entering its 24th year in the property
- Tenant is CVS owned specialty/compounding pharmacy
- This 8,496-square-foot office building is of solid brick construction and was refurbished in 2006
- Ample on-site parking with over 5.4 parking spaces per 1,000 square feet
- Located in South Bend's South Gateway area convenient to the US 20/US 31 Bypass, shopping and restaurants
- Offered at 8.31% Cap Rate
- **FOR SALE: \$940,000**



FOR MORE INFORMATION:

Steve Ellison
Senior Broker
574.237.6002
sellison@bradleyco.com

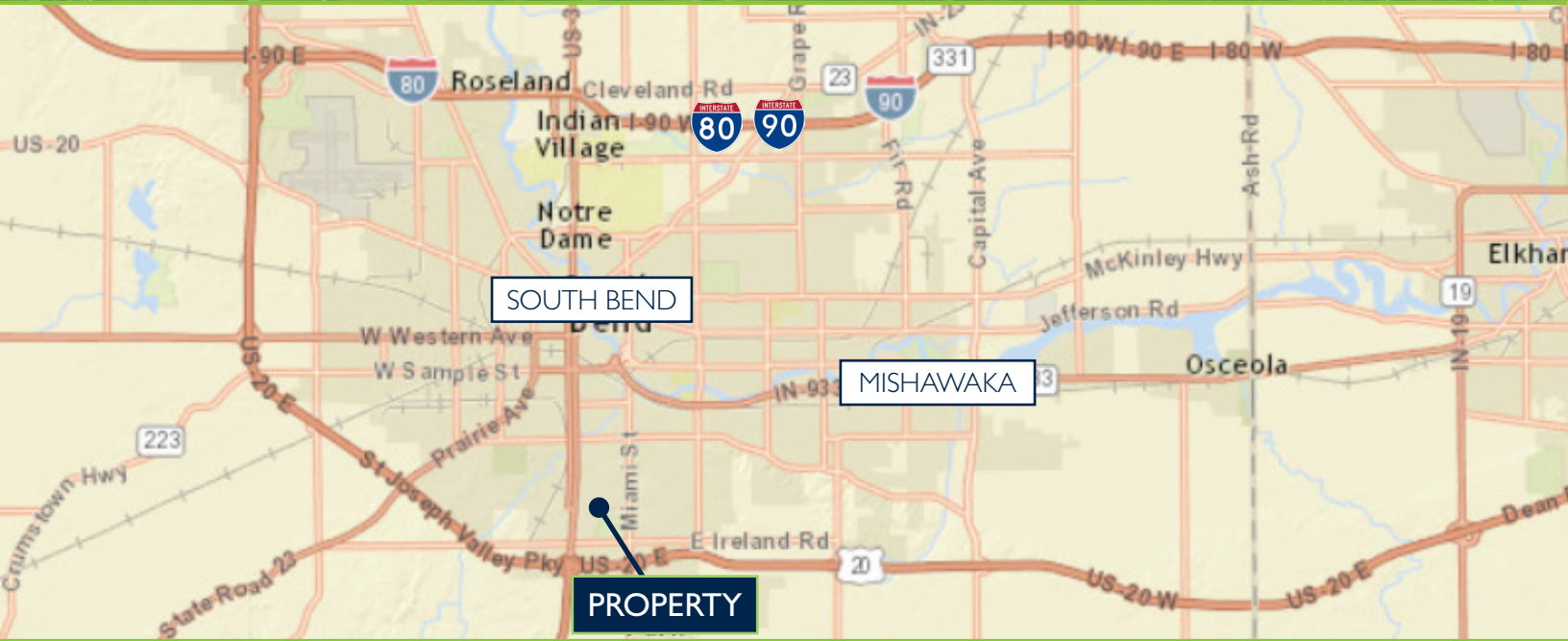
John O'Brien, CCIM
Senior Broker
574.237.6005
jobrien@bradleyco.com

©2018 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Any property information presented above has been obtained from sources believed reliable. Not all information has been independently verified, and Bradley Company, LLC makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, or estimates are for example only and do not necessarily represent the future performance of a property. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.



SINGLE TENANT NET LEASED OFFICE BUILDING

SOUTH BEND, IN



FOR MORE INFORMATION:

Steve Ellison
Senior Broker
574.237.6002
sellison@bradleyco.com

John O'Brien, CCIM
Senior Broker
574.237.6005
jobrien@bradleyco.com

Bradley Company
112 W. Jefferson Blvd., Suite 300
South Bend, IN 46601
bradleyco.com

©2018 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Any property information presented above has been obtained from sources believed reliable. Not all information has been independently verified, and Bradley Company, LLC makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, or estimates are for example only and do not necessarily represent the future performance of a property. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.

