

*Great  
Restaurant  
Site  
Available*



# BEST RESTAURANT SITE IN BLOOMINGTON FOR SALE

1635 N College Ave  
Bloomington, IN 47404

FEATURES

- Rare opportunity to take over development of a well designed restaurant
- Northside location at the entrance of Indiana University and Downtown Bloomington. Best Location in Bloomington, Highly Visible
- Located 3 blocks from IU Athletics: IU Football Stadium, Assembly Hall, Baseball, Softball, Volleyball, Soccer, & Track facilities
- One of the few Restaurant sites with an abundance of parking
- Building overlooking Miller-Shower's Park and lake
- Restaurant concept, all building plans and drawing included in price for sale
- Creative owner financing available



<b>Acres</b>	+/- 0.9
<b>Zoning</b>	Mixed-use Corridor (MC)
<b>Annual Property Taxes</b>	\$9,765.58 (GIS)
<b>Price</b>	<b>\$750,000</b>
<b>Ground Lease</b>	<b>\$1,884.60/Month</b>



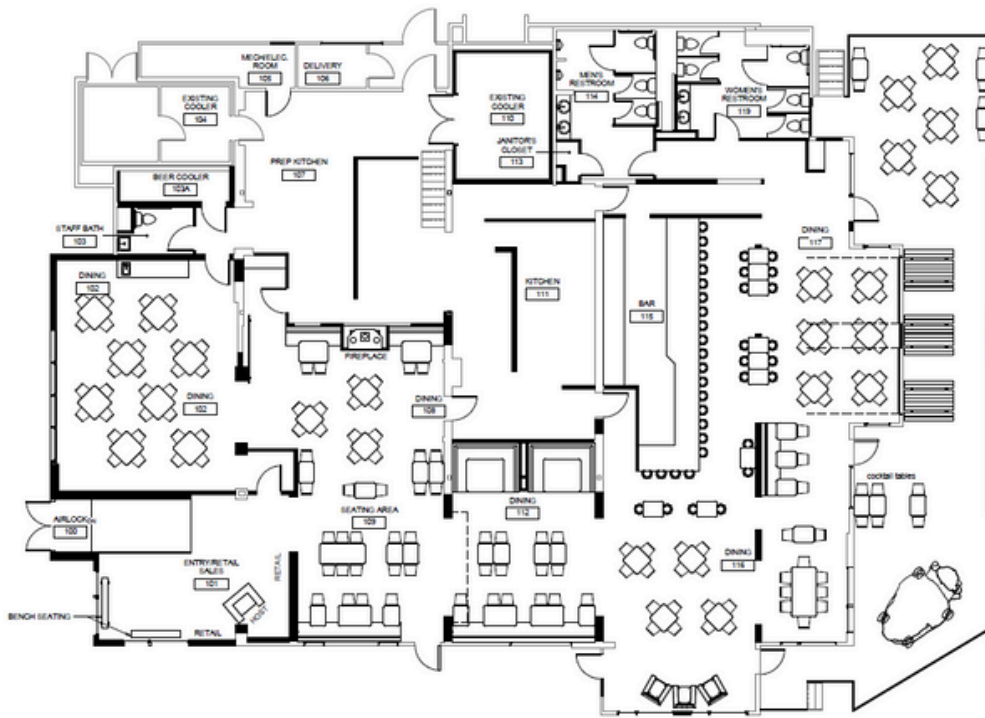
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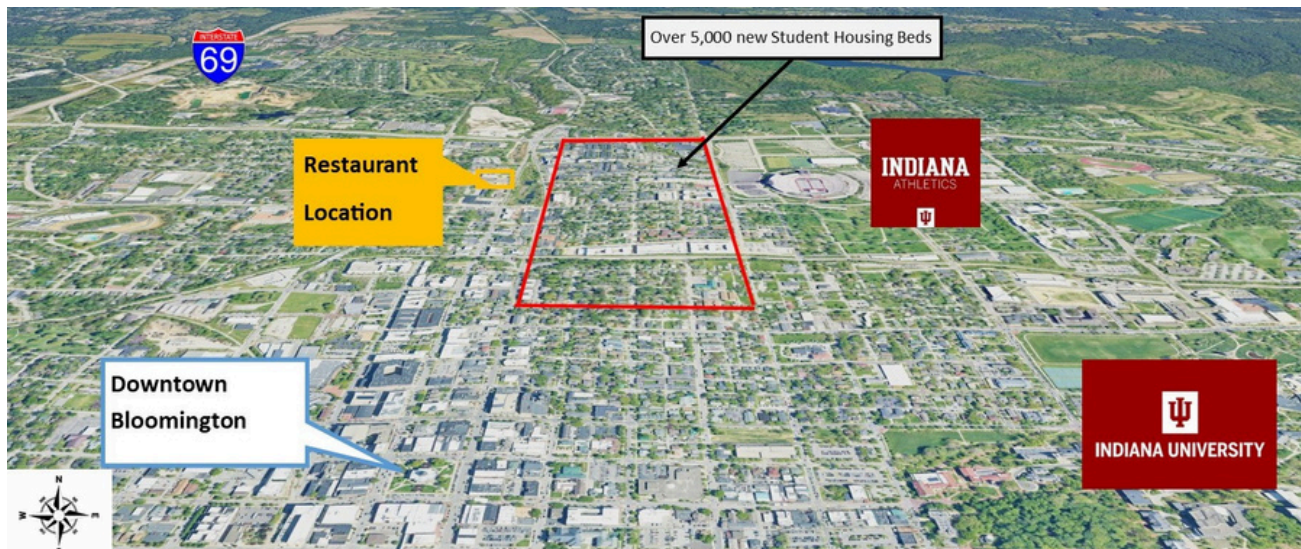
COCKERHAM COMMERCIAL REAL ESTATE & CONSULTING  
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① FURNITURE / SEATING PLAN  
3/16" = 1'-0"



**Talk to Tucker**  
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