



**NEW  
ZONING**

## **DOWNTOWN REDEVELOPMENT SITE**

### **FOR SALE**

300-314 W 1st Street  
Bloomington, IN 47403

<b>Total SF</b>	+/- 6,120
<b>Acreage</b>	0.57
<b>New Zoning</b>	Mixed-use Medium Scale (MM)
<b>Stories</b>	2
<b>Est. Annual Taxes</b>	\$14,698
<b>Price</b>	<b>\$1,725,000</b>



### **FEATURES**

- This site, which includes 3 parcels, is an ideal redevelopment opportunity adjacent to the B-Line trail and the Hopewell Development site.
- The central location provides for easy access to downtown Bloomington and all its local amenities.
- New zoning allows for 33 additional permitted uses.



Additional Online information:  
[Cockerhamcommercial.com](http://Cockerhamcommercial.com)  
[ICREX.com](http://ICREX.com) #30810191  
[Homefinder.org](http://Homefinder.org) MLS#202227929  
[Loopnet.com](http://Loopnet.com)  
[Crexi.com](http://Crexi.com)

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