

Chris Cockerham, CPM, GRI
Commercial Manager/Broker
F.C. Tucker/Bloomington, REALTORS®
487 S. Clarizz Blvd.
Bloomington, IN. 47401
Direct: 812-330-7568
Fax: 812-333-7740
Email: chris@cockerham.us
www.cockerhamcommercial.com

FOR SALE ◆ **MULTI-TENANT INVESTMENT**
4023 W. 3rd St.
Bloomington, IN 47404



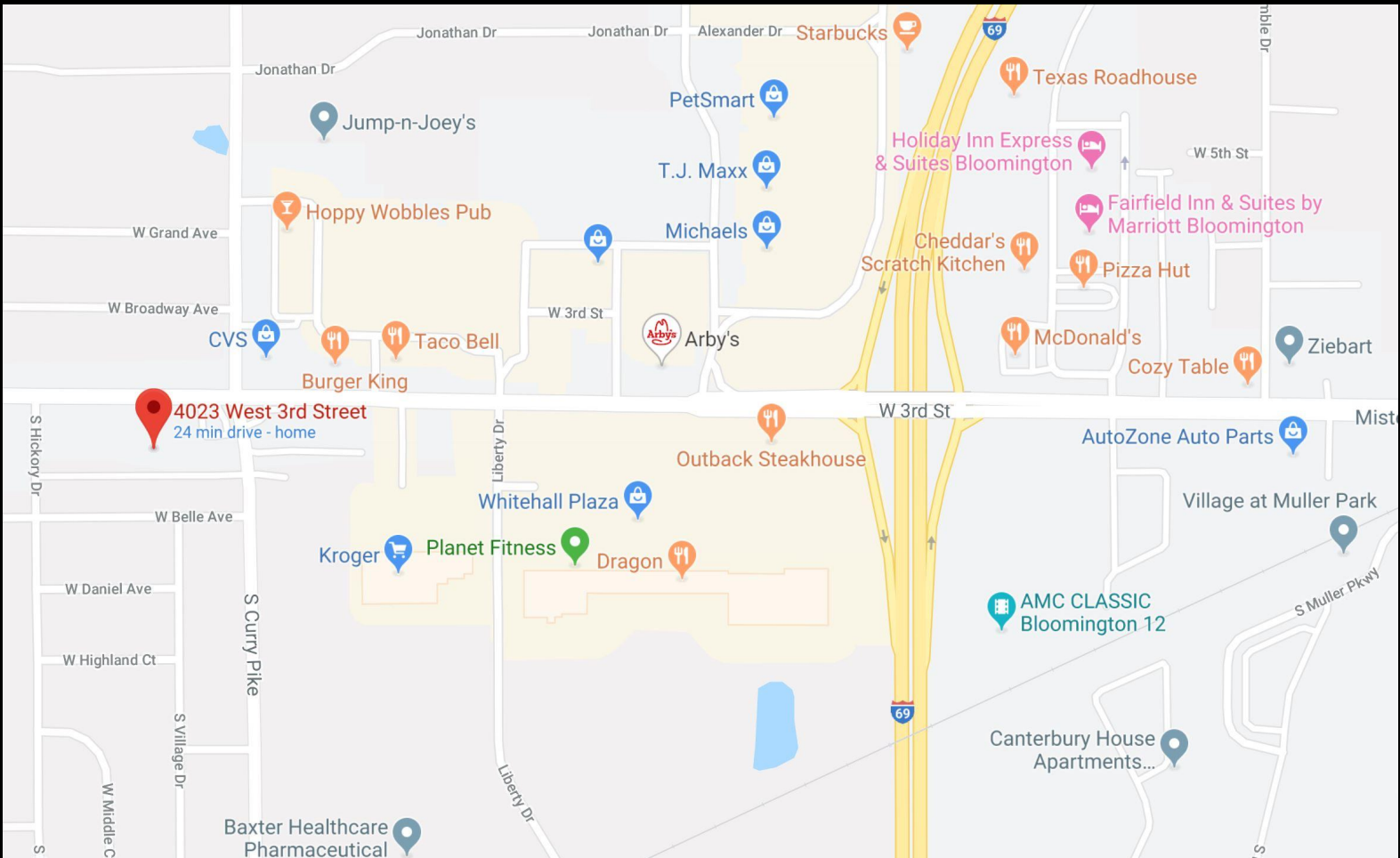
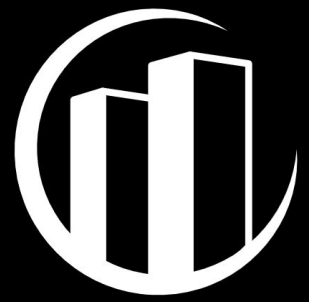
Property Highlights

- ⇒ 20,300 RSF for Sale, \$2,650,000
- ⇒ Income producing property
- ⇒ 0% Vacancy / ~7% CAP Rate
- ⇒ 3 Long-term Tenants w/ leases to 2023
- ⇒ Pylon & building signage available for tenants
- ⇒ 100 parking spaces available in private, paved lot
- ⇒ Zoned: Commercial General (CG)

Location Highlights

- ⇒ Less than 1 mile from I-69/HWY-37
- ⇒ Near restaurants, coffee houses, local & major retail, & west side Bloomington
- ⇒ Adjacent to high traffic street
- ⇒ Less than 5 miles from Monroe Airport
- ⇒ Shopping center hosts CSL Plasma, Cloverleaf Restaurant, & Rent-a-Center as tenants

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