

NEW PRICE



BUILDING FOR SALE

419 N Walnut St.
Bloomington, IN 47404

Total SF	+/- 8,273
Zoning	Mix-use Downtown Core (MD-DC)
Annual Property Tax	\$15,698.36
Price	\$1,895,000

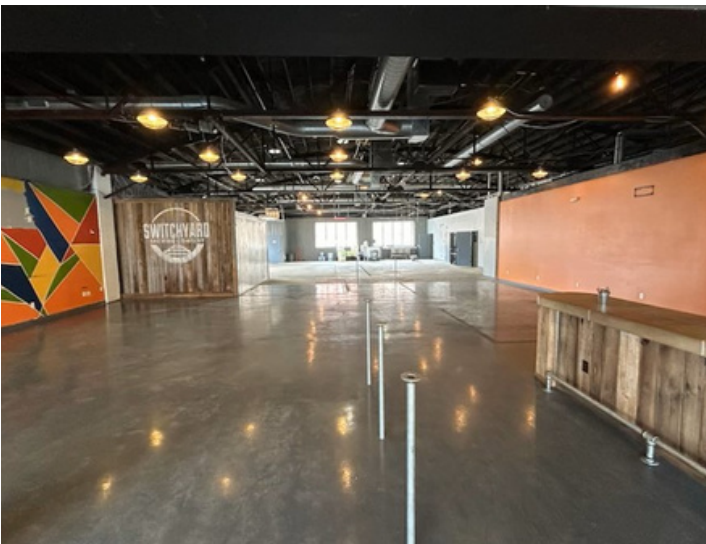
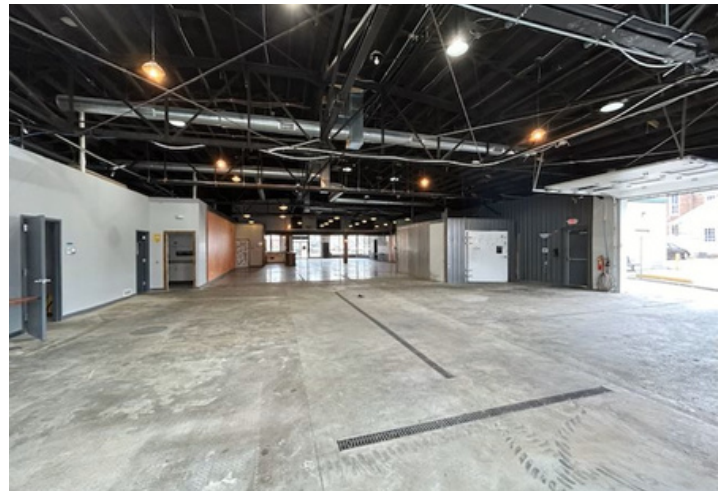
SELLER FINANCING BEING OFFERED AT BELOW MARKET- 5.5% INTEREST RATE!
****Lease with Purchase Option Available****



FEATURES

- Property Located just a few blocks from the Courthouse Square and walking distance to the campus of Indiana University
- Property was totally renovated in 2017 with new Rubber Roof, All HVAC units and duct work, bathrooms plus electrical, plumbing and fire suppression systems.
- Full kitchen and numerous walk-in coolers
- With its high-traffic location and vibrant surroundings, this property presents an exceptional opportunity for investors or business owners looking to establish a presence in one of Bloomington's most sought-after areas.





Additional Online information:
Cockerhamcommercial.com
ICREX.com
Homefinder.org MLS#202403850
Loopnet.com
Crexi.com

CHRIS COCKERHAM, CPM, GRI - COMMERCIAL MANAGER/BROKER
 F.C. TUCKER/BLOOMINGTON, REALTORS®
 COCKERHAM COMMERCIAL REAL ESTATE & CONSULTING
 487 S. CLARIZZ BLVD. BLOOMINGTON, IN 47401
 DIRECT: (812) 340-3083 - CHRIS@COCKERHAM.US
WWW.COCKERHAMCOMMERCIAL.COM
 Indiana RE Broker #RB14027897 Indiana Auctioneer License #AU12000060



WWW.COCKERHAMCOMMERCIAL.COM
 (812) 340-3083

