

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 \$2,300,000



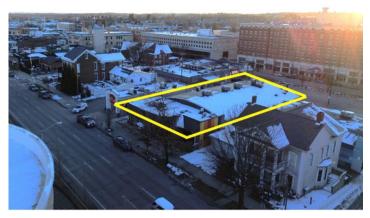
Property Located just a few blocks from the Courthouse
 Square and walking distance to the campus of Indiana
 University

- This Building has always played a prominent role in the evolution of Bloomington's vibrant Downtown District and recently was the home of Switchyard Brewery.
- 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

SWITCHYARD

Possible Uses: Bar/Restaurant, Community/Recreation Center,
 Fitness Center, Retail

FEATURES











Additional Online information:
Cockerhamcommercial.com
ICREX.com #30867049
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







