



BUILDING FOR LEASE

419 N Walnut St.
Bloomington, IN 47404

Total SF	+/- 8,273
Zoning	Mix-use Downtown Core (MD-DC)
Lease type	NNN
Lease Price	\$8,800/Mo

****LEASE TO 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 #30867339
 Homefinder.org MLS#202403850
 Loopnet.com
 Crexi.com

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