



# DOWNTOWN OFFICE SPACE

## FOR SALE

807 N College Ave.  
Bloomington, IN 47404

Total SF	+/- 4,292
Zoning	Mix-use Downtown (MD-DG)
Office Spaces	9
Annual Property Taxes	\$8,160.64 (GIS)
Price	<b>\$1,095,000</b>

### FEATURES

- Excellent condition and move in ready!
- Main level features 9 exam rooms, two waiting areas plus 2 restrooms
- Lower level features 4 exam rooms with an additional waiting room
- Lower level also has 1,100 SF unfinished space for storage with two additional unfinished exam rooms
- Incredible location near Downtown Bloomington, Indiana University and Bloomington's northside.
- Includes a Private Parking Lot with 12 spaces







Additional Online information:

Cockerhamcommercial.com

ICREX.com #30856299

Homefinder.org MLS# 202401147

Loopnet.com

Crexi.com

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