

AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co



Downtown Bloomington — 24,842 sq. ft. OFFICE BUILDING

ADDRESS

202 N. Center St.
Bloomington, Illinois

SIZE

24,842 sq. ft.

PRICE

\$1,710,000

PRICE/SQ. FT.

\$68.84 per sq. ft.

ZONING

D-1

FLOORS

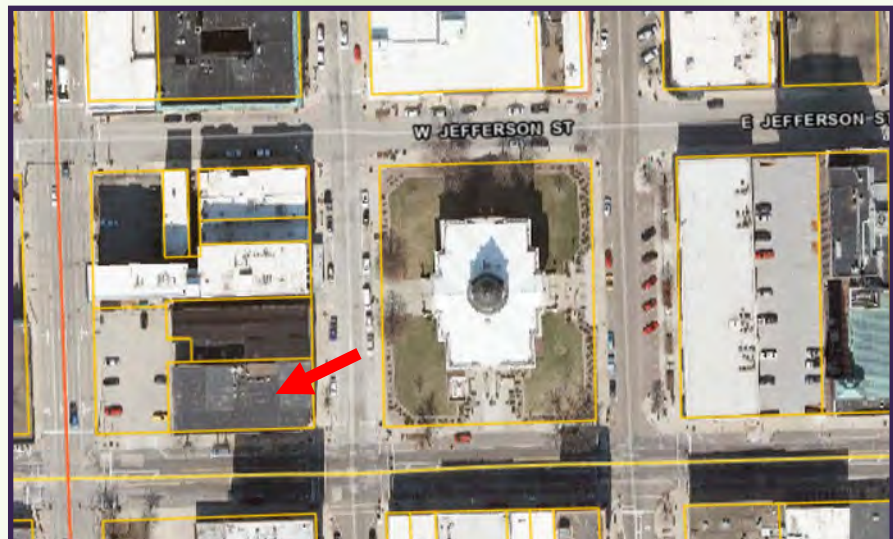
1, 2 & 3

TAX IDs

21-04-370-001 to -005

Incredible value at only \$69 per sq. ft. for this three-story office building located on The Square in Downtown Bloomington. **Motivated Seller!** Perfect opportunity for an investor-owner. Use 2,000 to 20,000 sq ft. and lease out the rest. Elevator is maintained regularly and in good working order. Includes 1st, 2nd & 3rd floors.

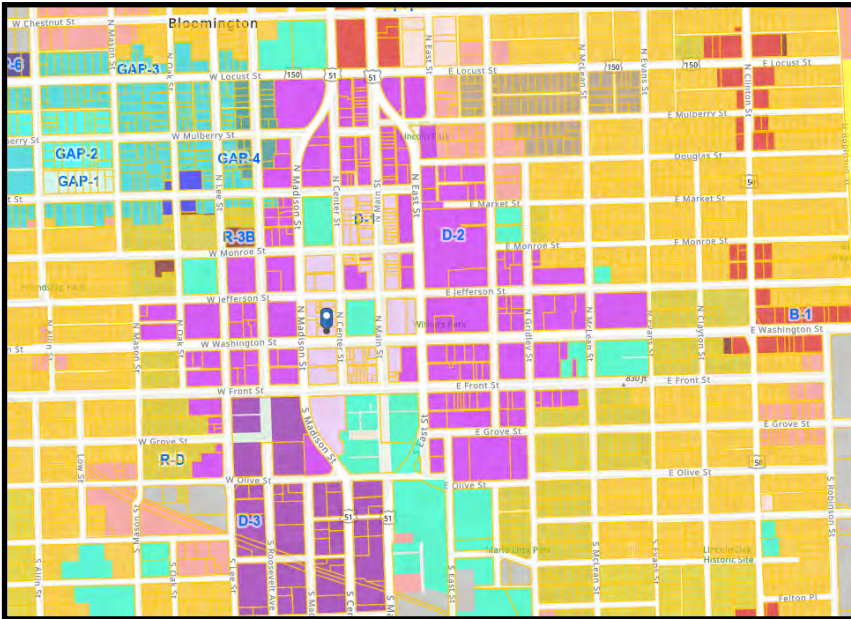
Includes PARKING: 12 garage spaces and 10 adjacent lot spaces!



Laura Pritts
Designated Managing Broker
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(309) 824-0507

Visit our Website:
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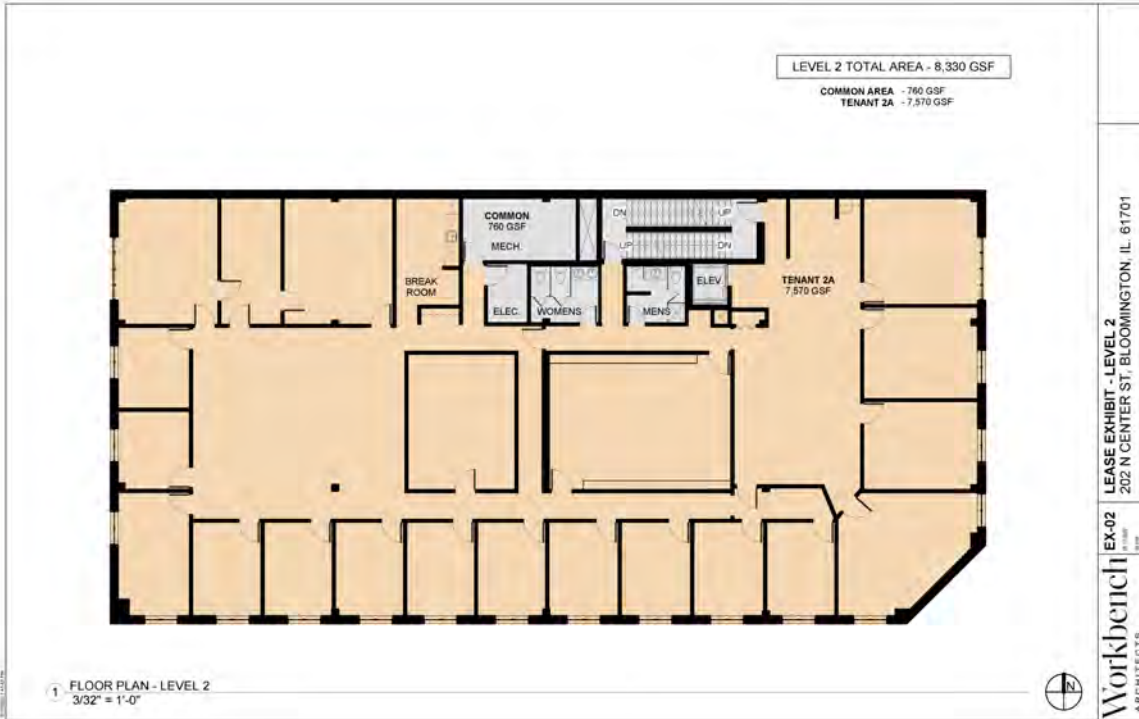




City of Bloomington - Zoning

D-1 Central Business District. The intent of this D-1 Central Business District is to provide for a variety of retail, office, service, residential and cultural amenities in the central business area of the City. This area has historically served as Bloomington's major retail and community center and will continue in this capacity moving forward. In addition to commercial and governmental functions, arts and establishments supporting the arts are emphasized. Residential uses, particularly mixed-use or multifamily residential development at a high density, are recognized as essential to the vitality of the district. While visitors are likely to access the D-1 district by vehicle, pedestrian access and circulation is prioritized in the downtown core. Recognizing the essential importance of building proximity to the public sidewalk and adjoining structures, provisions are made for the development of collective off-street parking facilities by public and private interests.



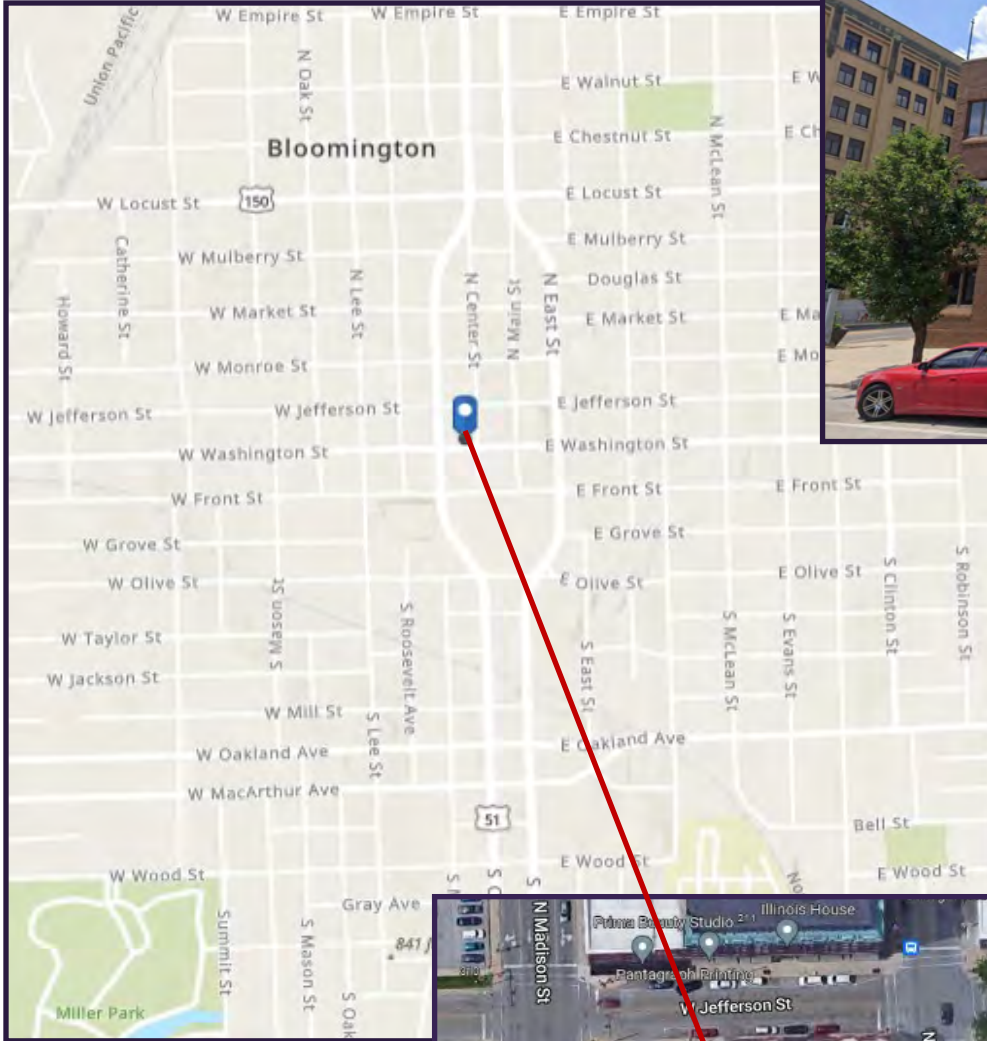




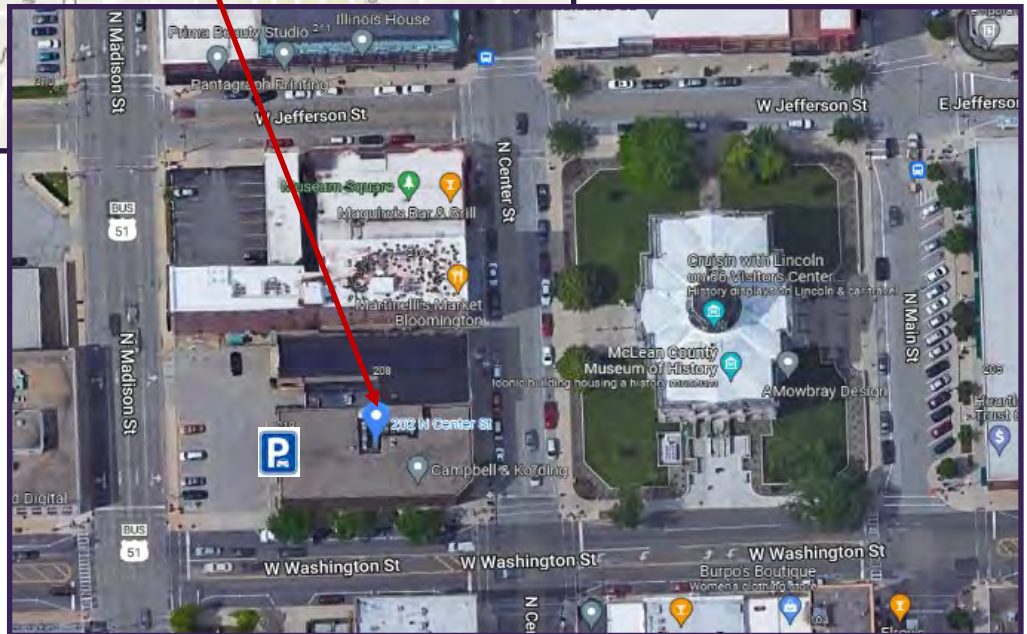
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**Located in Proposed
McLean County
Enterprise Zone**



Laura Pritts, Designated Managing Broker

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McLean County/Bloomington-Normal Enterprise Zone
Proposed Enterprise Zone Extension

