

Contact:

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## RODS POOL AND BACKYARD PATIO

Team Albee is pleased to offer this beautiful & spacious freestanding retail building! Huge showroom with tile floor. 3-4 offices. Storage. Restrooms. Warehouse space in back with extra large overhead door plus dock door. Convenient drive thru door from warehouse to showroom inside! Store front features fenced patio area facing Empire Street. Tall ceilings inside make this immaculate building extremely versatile for whatever your business needs! Huge traffic count! Highly visible with great signage, situated between Veterans Pkwy & Central IL Regional Airport surrounded by many prominent anchoring businesses including popular restaurants, grocery stores, healthcare, & shopping.

**2401 1/2 E. Empire Street  
Bloomington, IL 61704**

**PURCHASE PRICE:**

**\$3,385,000.00**

**Land Size: 54,780.00 Sq. Ft.  
Property Size: 18,000 Sq. Ft.  
Year Built: 2002**

**FOR SALE**



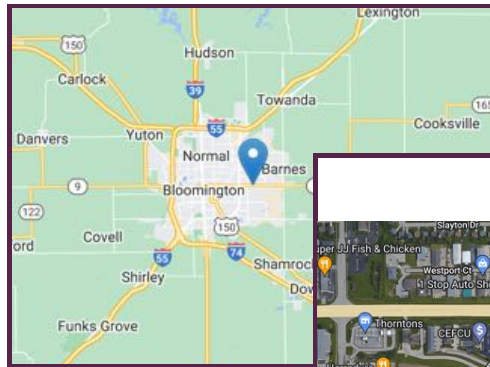
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COMMERCIAL DIVISION

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