



# 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	<b>\$8,950/Mo</b>

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





Additional Online information:  
 Cockerhamcommercial.com  
 ICREX.com #30867339  
 Homefinder.org MLS#202403850  
 Loopnet.com  
 Crexi.com

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