

SALE

Medical/Office Building PRICE IMPROVEMENT!

2708 MC GRAW DRIVE

Bloomington, IL 61704

PRESENTED BY:

JILL SPRATT

O: 309.590.7900 x302

jill.spratt@svn.com

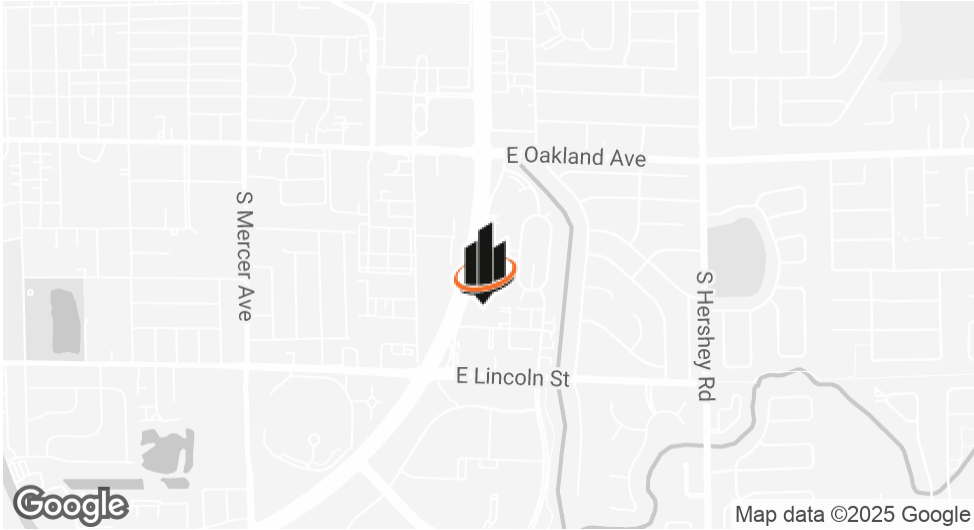
CARRIE TINUCCI-TROLL

O: 309.590.7900 x383

carrie.troll@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$704,900
LOT SIZE:	0.77 Acres
BUILDING SIZE:	9,724 SF

PROPERTY DESCRIPTION

Prime Commercial Opportunity in the Heart of Bloomington, IL. Unlock the potential of this expansive 9,724 sq. ft. former medical office building, ideally situated just off the busy Veteran's Parkway on a convenient frontage road. Located in the thriving commercial corridor of Bloomington, Illinois, this property offers exceptional visibility and access, making it a perfect fit for a wide range of business ventures. Inside, you'll find approximately 25 adaptable rooms: perfect for use as treatment rooms, private offices, labs, operating rooms, or collaborative workspaces. The layout is enhanced by numerous restrooms throughout, ensuring comfort and functionality for clients and staff alike. The building also includes: A small, standalone office suite in the rear with private entrance, front desk/reception area, two restrooms, and multiple private offices. Ideal for a small business tenant or satellite office. A dedicated salon space on the west side of the building, complete with its own private entrance and restroom which is currently being leased. With ample on-site parking and a strategic location near one of Bloomington's busiest thoroughfares, this property is a rare find for investors, healthcare professionals, service providers, or entrepreneurs seeking space with flexible use potential. Don't miss this unique opportunity to own or lease a highly adaptable commercial space in one of Bloomington's most desirable business areas.

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ADDITIONAL PHOTOS



Front Entrance



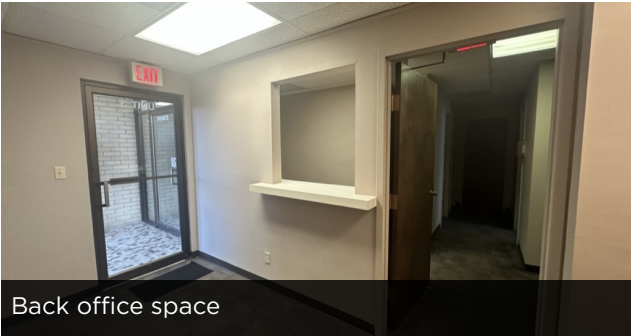
Spacious Hallways



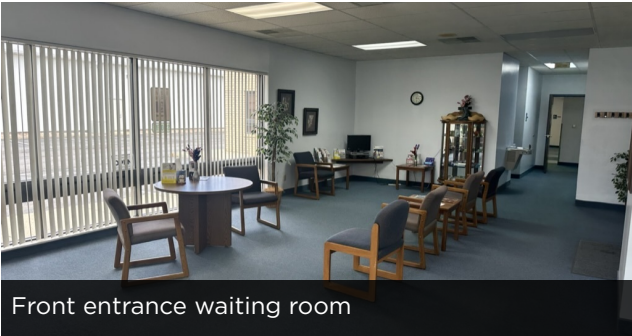
Restroom



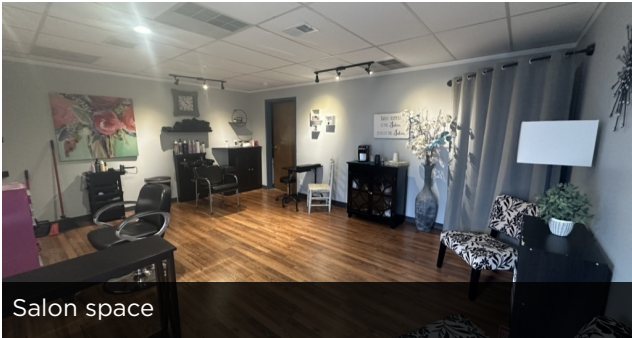
Aerial View



Back office space



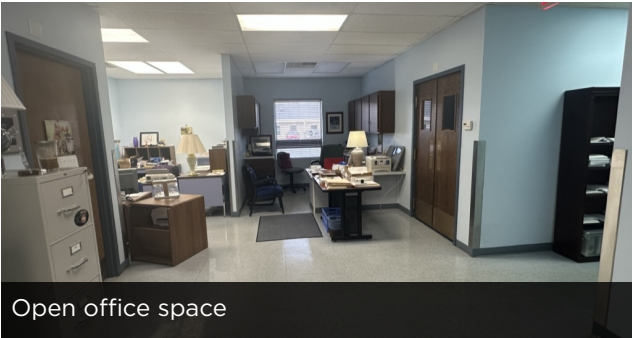
Front entrance waiting room



Salon space



Sterilization room

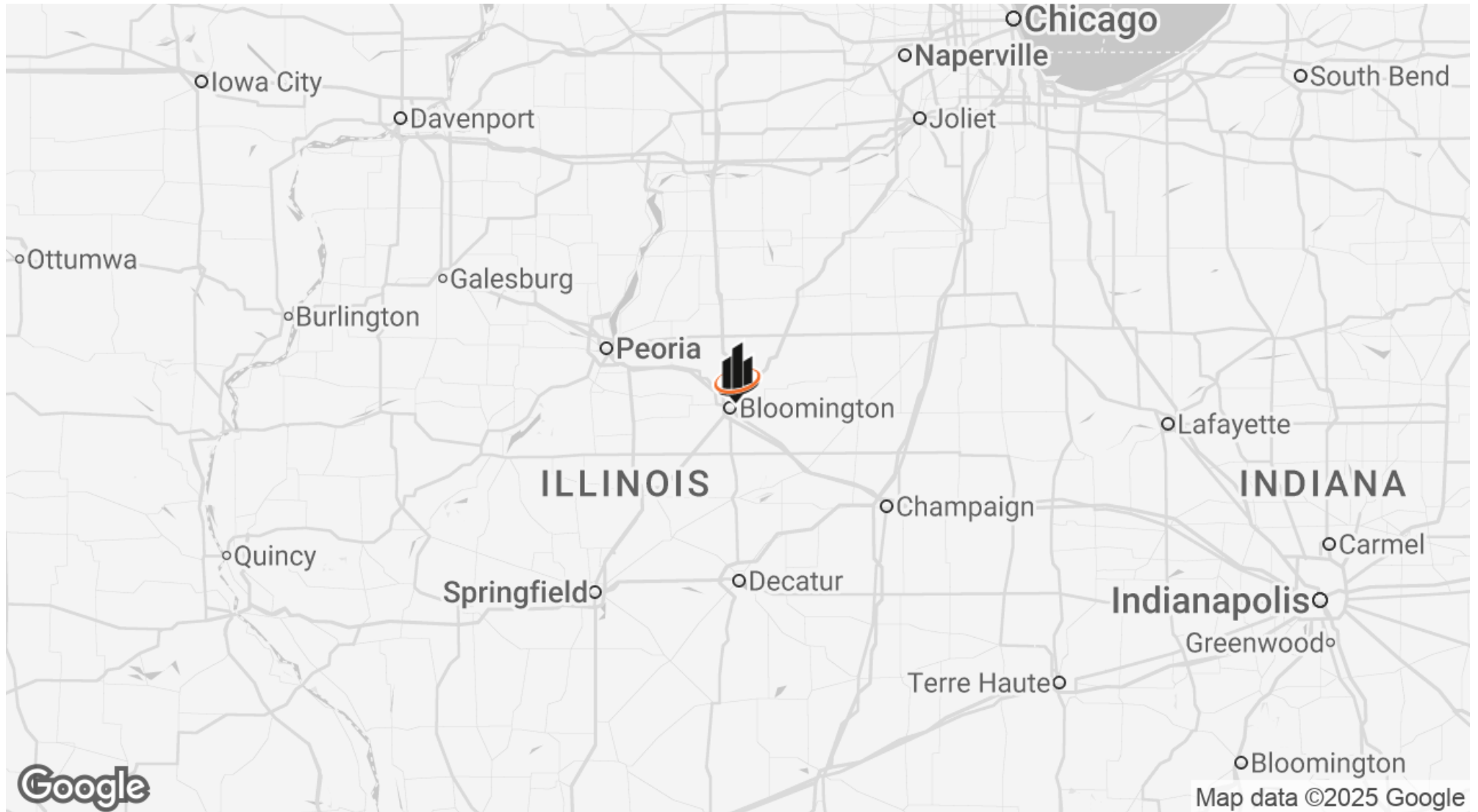


Open office space

JILL SPRATT
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LOCATION MAP



JILL SPRATT

O: 309.590.7900 x302

jill.spratt@svn.com

CARRIE TINUCCI-TROLL

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RETAILER MAP



JILL SPRATT
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CITY INFORMATION - BLOOMINGTON-NORMAL

BLOOMINGTON-NORMAL, IL

- Prime Location: Situated in the heart of Central Illinois, Bloomington-Normal is ideally located within a few hours' drive of major cities including Chicago, St. Louis, Indianapolis, and the state capital, Springfield.
- Innovative Manufacturing: Rivian's 3.3 million square foot manufacturing campus is located in Normal, IL. This cutting-edge facility is a key player in the production of electric vehicles, positioning the area as a leader in the green economy.
- Population: The combined population of the "Twin Cities" stands at around 130,000, offering a vibrant community with a small-town feel and big-city amenities.
- Insurance Industry Leaders: Bloomington is proud to host two national insurance hubs—State Farm, one of the largest insurance companies in the U.S., and Country Financial, both of which have their headquarters here.
- Educational Institutions: The area is home to three renowned educational institutions—Illinois State University, Illinois Wesleyan University, and Heartland Community College—providing a highly educated workforce and contributing to the region's vibrant cultural scene.



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MEET THE TEAM



JILL SPRATT

Advisor

Direct: 309.590.7900 x302 Cell: 217.722.3584
jill.spratt@svn.com



CARRIE TINUCCI-TROLL

Advisor

Direct: 309.590.7900 x383 Cell: 331.452.6860
carrie.troll@svn.com

JILL SPRATT
O: 309.590.7900 x302
jill.spratt@svn.com

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