



Campus Restaurant Space for Lease

FOR LEASE | 212 S. Indiana Avenue | Bloomington, IN

Property Highlights

- > Stand alone Indiana Avenue location, directly across the street from the Indiana University Mauer School of Law, and 1.5 blocks from the IU Sample Gates
- > Complete renovated in 2022. Equipment available for purchase for \$75,000
- > \$5.50 PSF NN lease structure
Base rent includes exterior maintenance/snow removal
- > Rent includes exclusive use of four parking stalls, plus shared use for five stalls. Valued at \$200/stall/month at this location
- > Tenant directly pays for utilities
- > Very responsive local owner
- > Rare opportunity for campus adjacent retail with parking!

AVAILABLE SPACE

	SF	Rent	PSF Rent
Upper Level	1,332 SF	\$3,100/mo	\$28/SF

DAVE HARSTAD

Managing Broker, Bloomington Office

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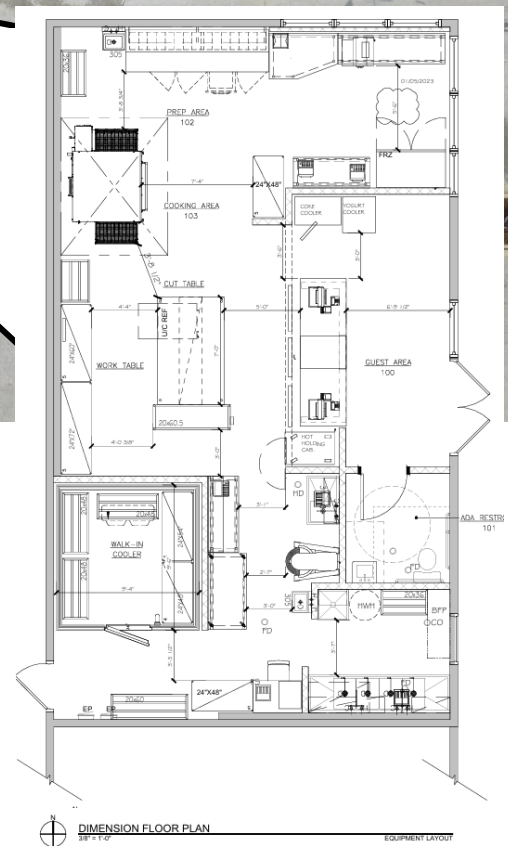


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Photos



Plans



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Location



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