

1408 S. Main Street

Normal, IL 61761

MULTI-USE
BUILDING

FOR SALE



Single-user building at high visibility location. Bring your creativity, opportunities are endless!

NOTE - Location closing, other Monster Pawn stores remain open

BUILDING

- Drive-in- door with parking in front and rear
- Metal building constructed in 1974
- 18' ceilings at peak
- Two separate mezzanine levels include private office and additional storage
- New electrical panel 2021 and LED lamps installed
- HVAC replaced 2010
- Single restroom plus hook-ups for washer/dryer



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234 E. Front St. Bloomington, IL 61701

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BUILDING SIZE

(Approx) 3,000 sf

LOT SIZE

0.17 acres

ASKING PRICE

\$270,000
~~\$299,000~~

ZONED

B-1

REAL ESTATE TAXES

(2023) \$5,141.07

PARCEL NUMBER

14-33-180-003

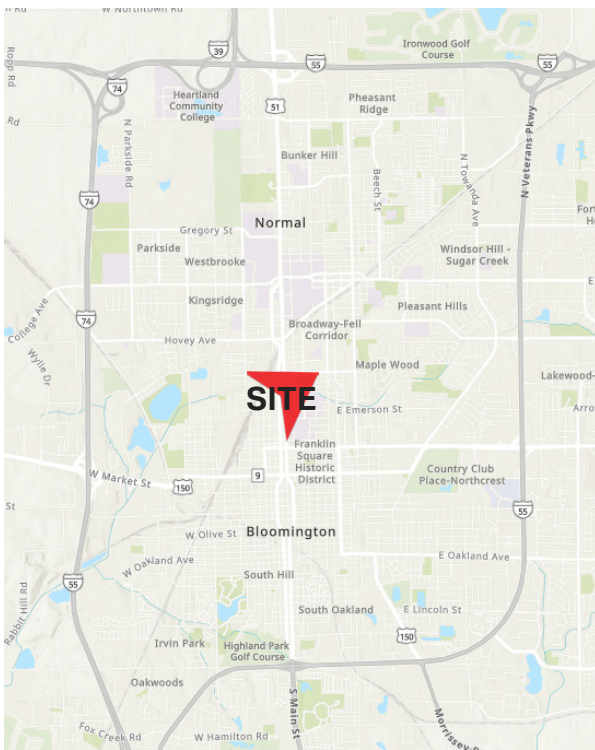
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AREA

- Central location along busy Main Street corridor which connects Bloomington to Normal
- Nestled near Illinois Wesleyan campus and Carle BroMenn Hospital
- Less than 1 mile from Illinois State University
- High traffic location with 11,300 vehicles passing daily
- Neighboring residential and commercial businesses
- Scooter's Coffee drive thru, opening late 2024 less than a block away



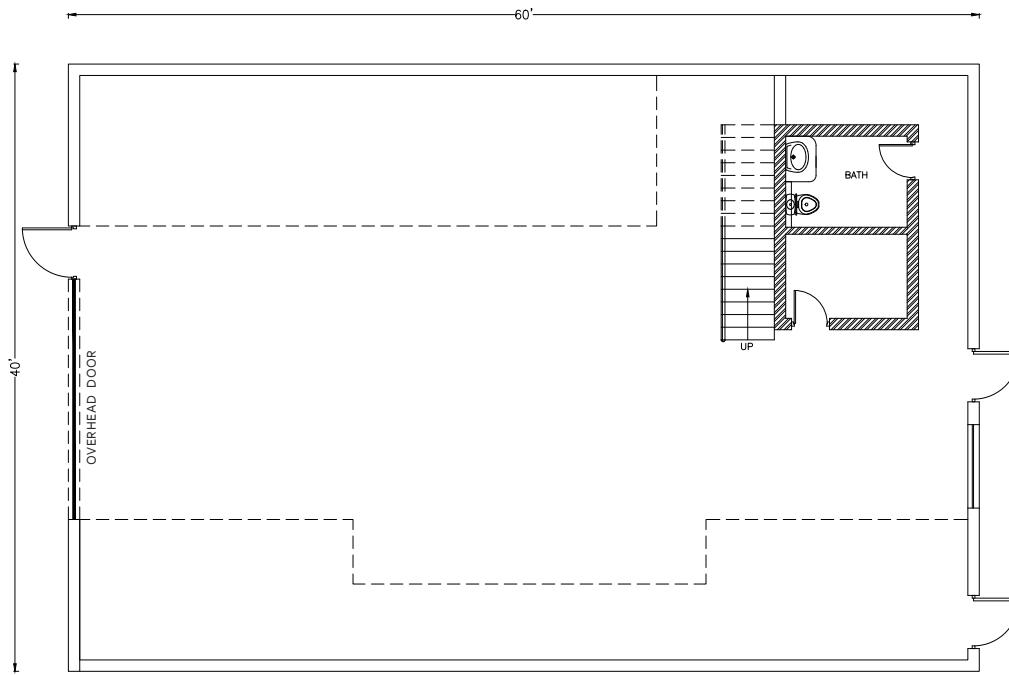
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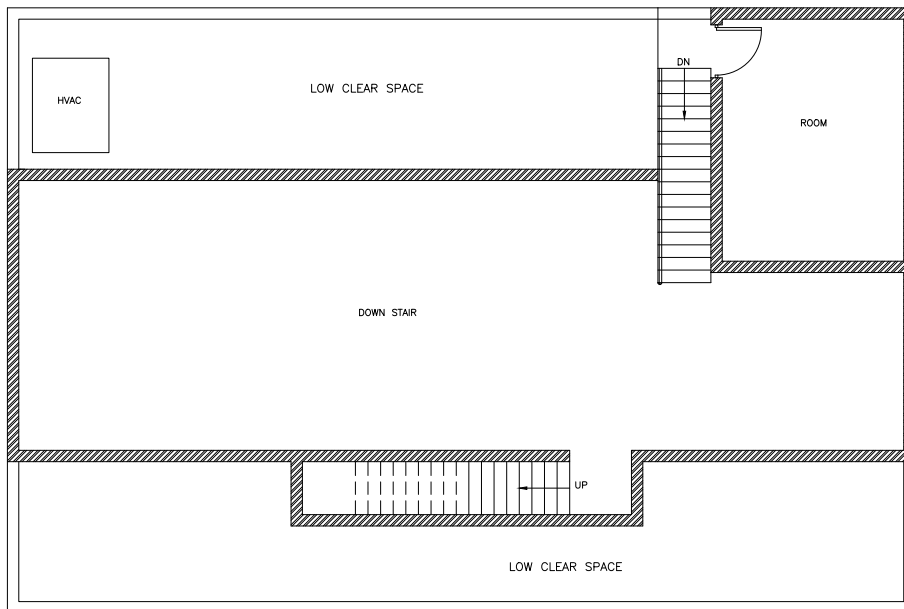
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GROUND FLOOR PLAN



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Make every space meaningful.

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