

**NEW PRICE**



# **BUILDING FOR SALE**

419 N Walnut St.  
Bloomington, IN 47404

Total SF	+/- 8,273
Zoning	Mix-use Downtown Core (MD-DC)
Annual Property Tax	\$15,698.36
Price	<b>\$2,050,000</b>

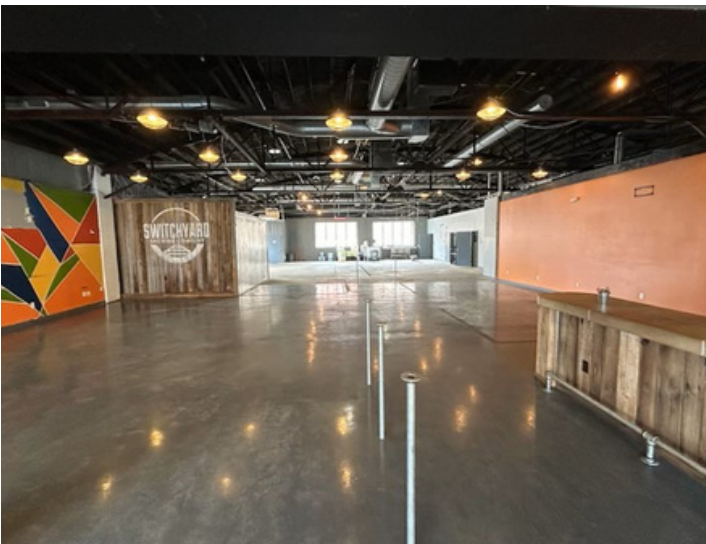
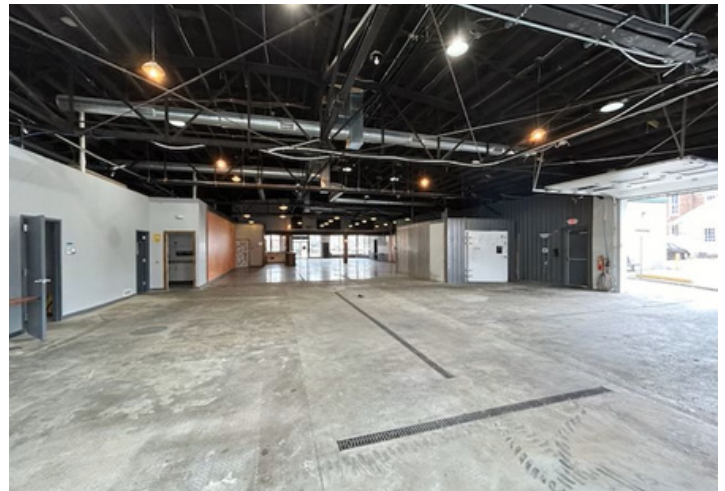
**SELLER FINANCING AVAILABLE at 5.5%!**  
**\*\*Lease with Purchase Option Available\*\***



**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: Bar/Restaurant, Community/Recreation Center, Fitness Center, Retail





Additional Online information:  
[Cockerhamcommercial.com](http://Cockerhamcommercial.com)  
[ICREX.com](http://ICREX.com)  
[Homefinder.org](http://Homefinder.org) MLS#202403850  
[Loopnet.com](http://Loopnet.com)  
[Crexi.com](http://Crexi.com)

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