



3001 ½ Gill St.  
Suite A  
Bloomington, IL  
61704  
[axis360.co](http://axis360.co)



**BUILDING SIZE**  
3,850 SF

**LOT SIZE**  
0.23 acres

**PRICE**  
\$479,000

**PARCEL**  
15-05-386-001

**TAXES (2023)**  
\$5,324.18

**POWER**  
Single Phase 120/240V

## 400 S. MADISON STREET, TOWANDA, IL

### FLEX BUILDING | FOR SALE

#### Owner/User Opportunity – Former Towanda Fire Station

Discover a unique property opportunity in the Village of Towanda, conveniently located off Interstate 55, exit 171, and just minutes from Normal and Bloomington.

**Versatile Space:** This freestanding property boasts four overhead doors, each equipped with garage door openers and remote controls, offering easy access and functionality.

**Quality Interiors:** Enjoy the beautiful polished concrete floors in both the office and main warehouse area, providing a high-quality and durable finish, along with the block structure and steel roof for low maintenance ownership.

**Office Features:** The air-conditioned office space includes a large, open multi-purpose room, one (1) private office, and two (2) restrooms. One restroom features a mop sink for easy clean-up.

**Modern Amenities:** The building is enhanced with upgraded LED lighting, a surround sound system, and new man doors throughout. It also has two (2) hanging heaters and is pre-wired for a generator (generator unit not included).

**Included Fixtures:** All shelving units are securely attached to the building and will be included with the sale of the property.

This former fire station offers a unique blend of functionality and modern amenities, making it an ideal space for a variety of uses. Don't miss out on this exceptional opportunity in Towanda.

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative. This information is for illustrative purposes only.

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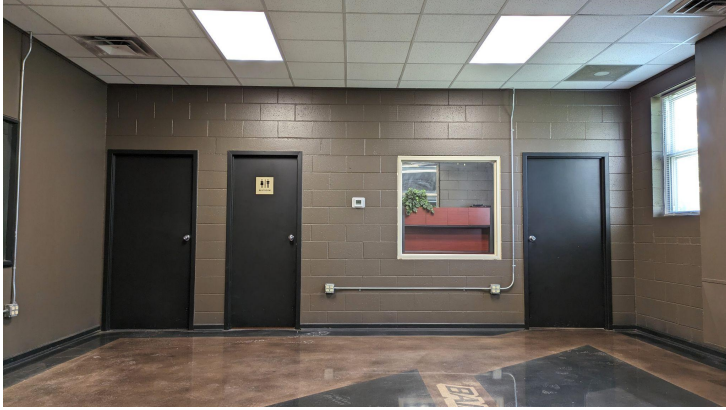
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# 400 S. MADISON ST. TOWANDA, ILLINOIS



Office Suite area, private office and two restrooms



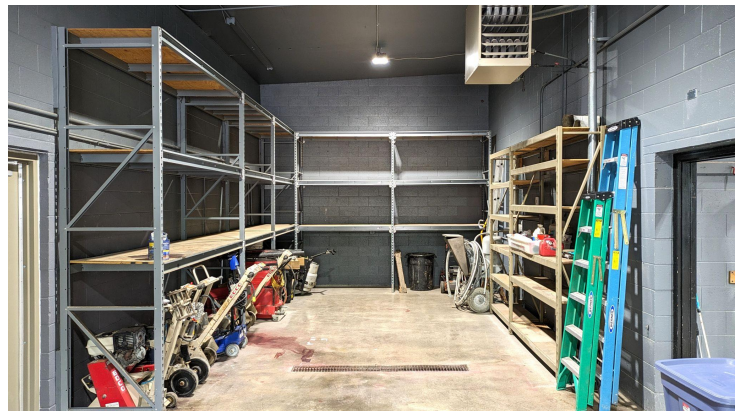
Private Office



Open warehouse with access to three (3) OH doors, heated space with floor drains



Fourth overhead door on the side of the building, large vehicle, material or equipment storage area



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