



## DOWNTOWN REDEVELOPMENT SITE

### FOR SALE

300-314 W 1st Street  
Bloomington, IN 47403

|                   |                             |
|-------------------|-----------------------------|
| Total SF          | +/- 6,120                   |
| Acreage           | 0.57                        |
| New Zoning        | Mixed-use Medium Scale (MM) |
| Stories           | 2                           |
| Est. Annual Taxes | \$14,698                    |
| Price             | <b>\$1,725,000</b>          |



OVER 21 YEARS EXPERIENCE



### FEATURES

- This site, which includes 3 parcels, is an ideal redevelopment opportunity adjacent to the B-Line trail and the Hopewell Development site.
- The central location provides for easy access to downtown Bloomington and all its local amenities.
- New zoning allows for 33 additional permitted uses.

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Additional Online information:  
[Cockerhamcommercial.com](http://Cockerhamcommercial.com)  
[ICREX.com](http://ICREX.com) #30810191  
[Homefinder.org](http://Homefinder.org) MLS#202227929  
[Loopnet.com](http://Loopnet.com)  
[Crexi.com](http://Crexi.com)

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