

# AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.  
Suite A  
Bloomington, Illinois

[www.axis360.co](http://www.axis360.co)



## FOR SALE – Medical Office Condo

### ADDRESS

10 Heartland Dr., Suite C  
Bloomington, Illinois

### SIZE

2,200 sq. ft.

### ASKING PRICE

\$396,000

### TAX ID

21-01-155-003

### ZONING

C-1 (City of Bloomington)

### TAXES

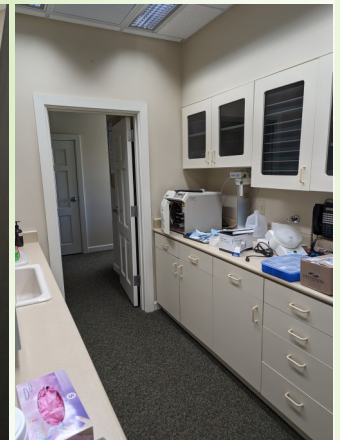
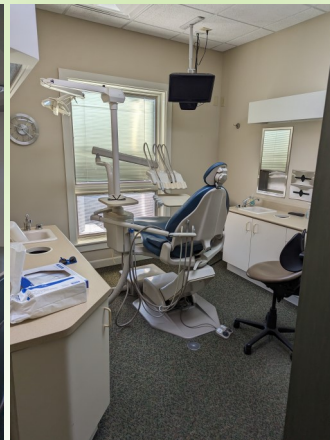
\$8,308 (2021)

### CONDO FEES

\$3,193 annually  
For exterior maintenance,  
lawn, snow & trash



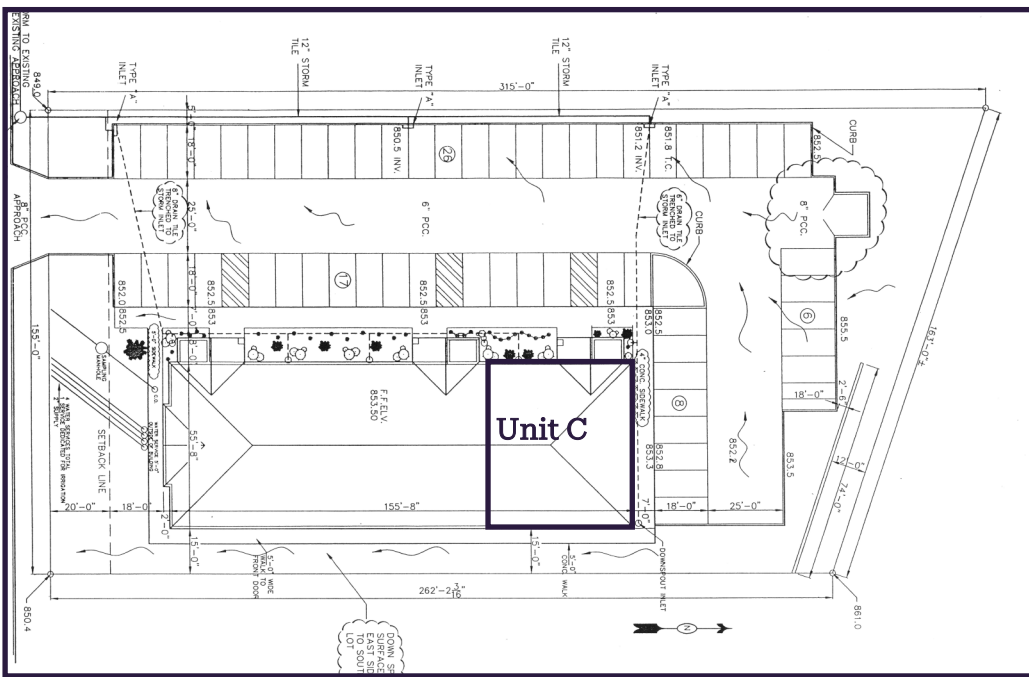
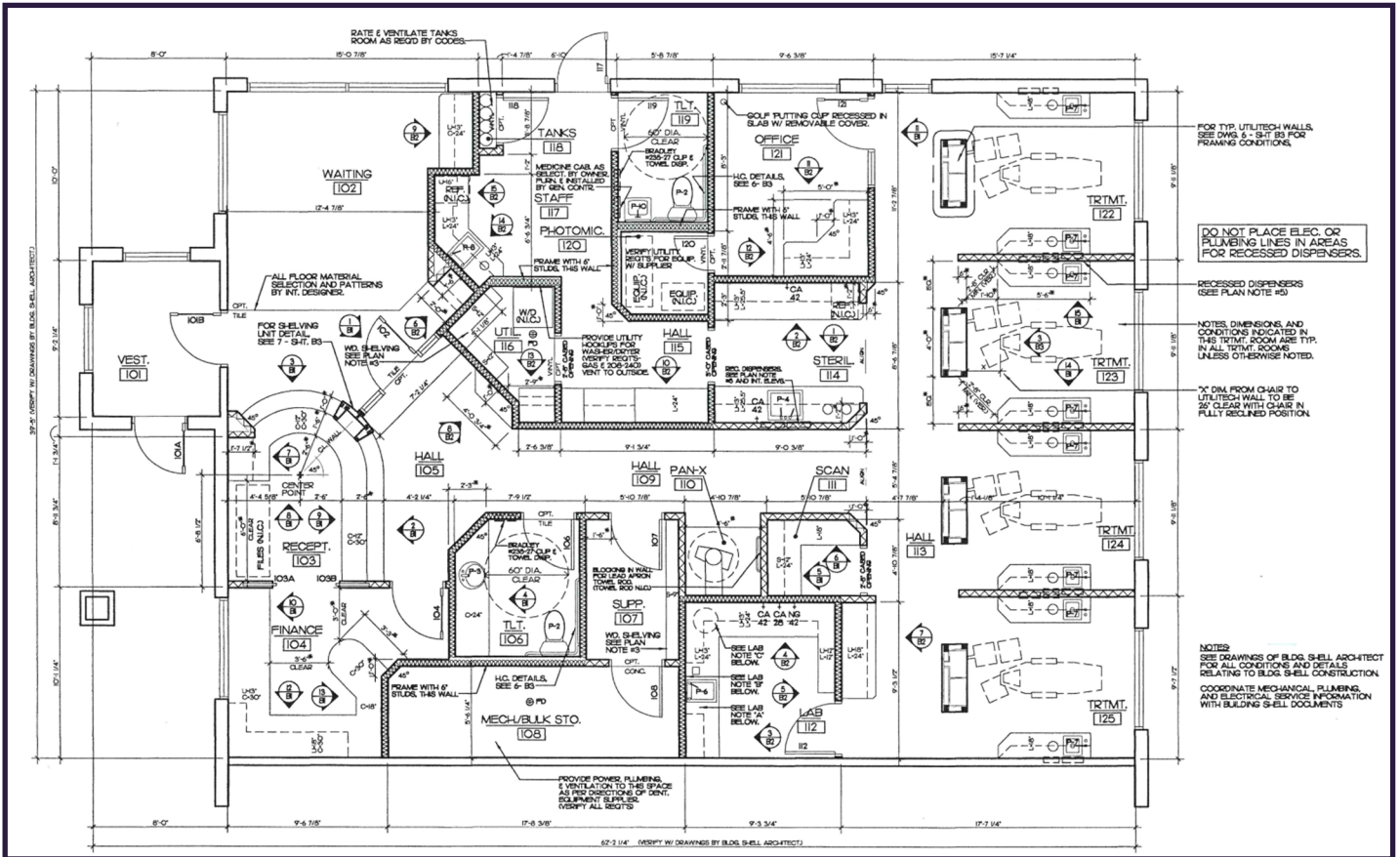
Move-in ready dental office with four open operatories, reception, business office, waiting room, storage, lab and restrooms. Located just off Hershey Rd. in a professional office building built in 2002, near shopping and dining. Equipment can stay or go.



**Laura Pritts**  
Designated Managing Broker  
[lptritts@axis360.co](mailto:lptritts@axis360.co)  
(309) 824-0507

Visit our Website:  
[www.axis360.co](http://www.axis360.co)





10 Heartland Drive  
Unit C  
Floorplan and  
Site Plan

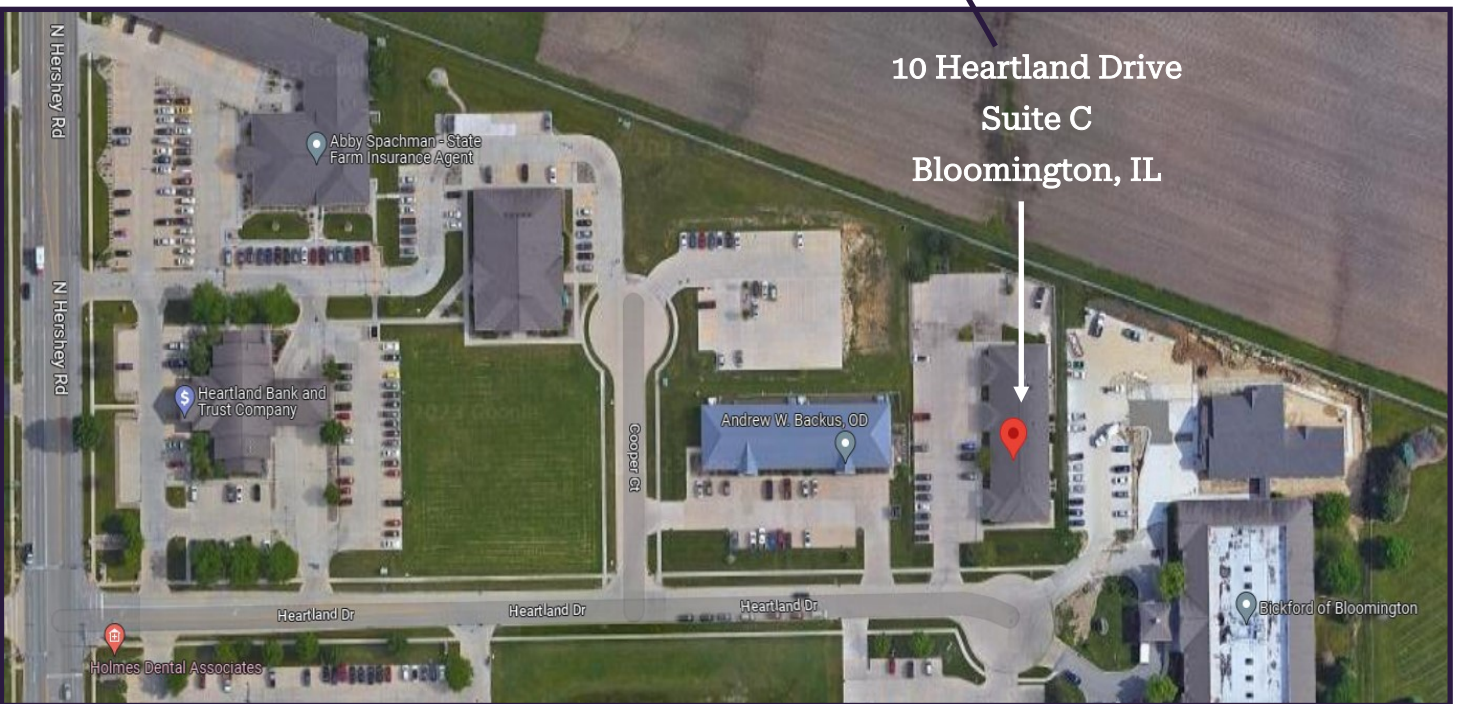
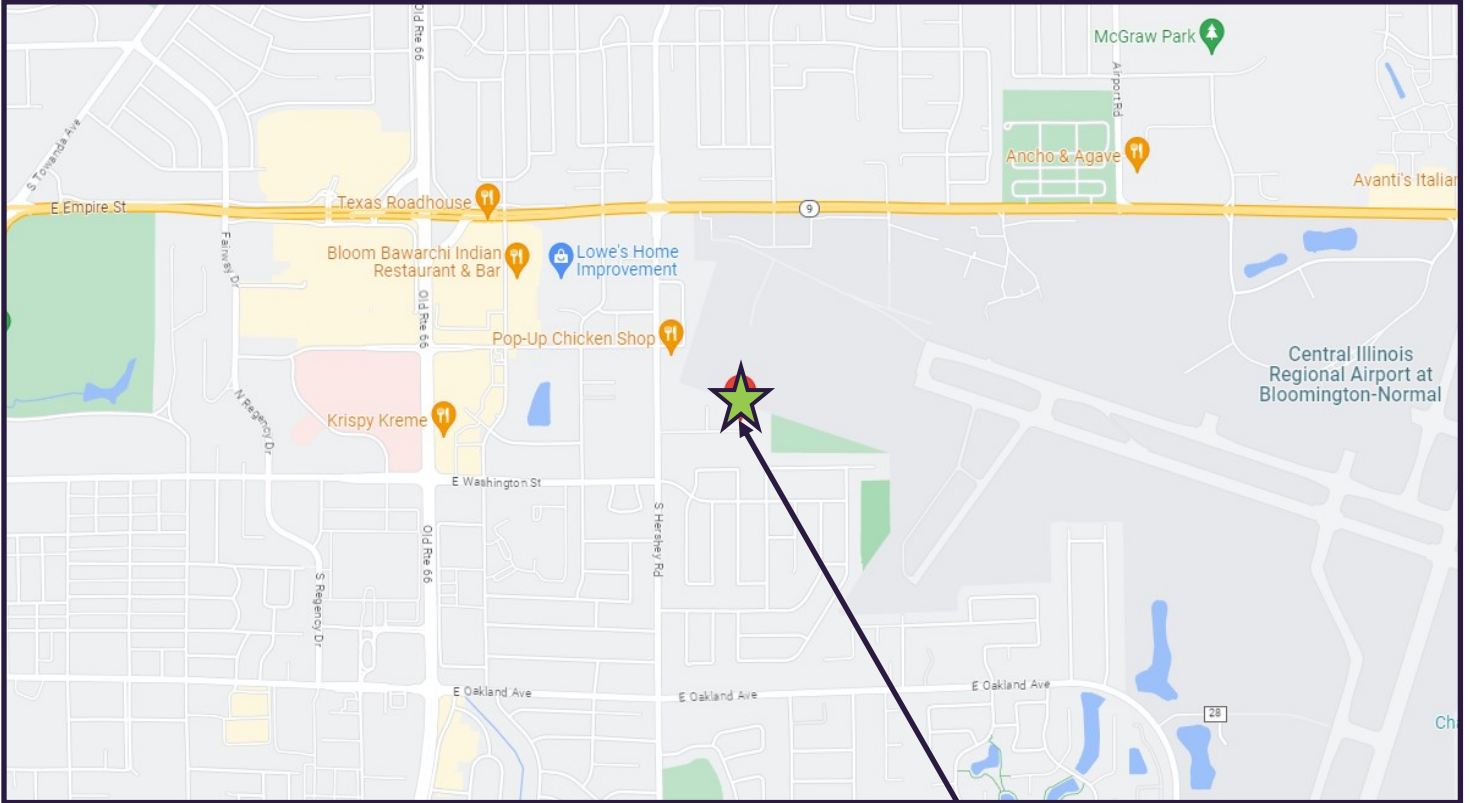




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**Laura Pritts, Designated Managing Broker**

[lpritts@axis360.co](mailto:lpritts@axis360.co)

**(309) 824-0507**



**Office/Tech**  
 Status: **NEW**  
 Area: **6027**  
 Address: **10 Heartland Dr Unit C, Bloomington, IL 61704**  
 Directions: **N. Hershey to East on Heartland Drive. Property is on the left, unit is the furthest unit to the north.**

MLS #: **11767193** List Price: **\$396,000**  
 List Date: **04/25/2023** Orig List Price: **\$396,000**  
 List Dt Rec: **04/25/2023** Sold Price:  
 Lease SF/Y:  
 Rented Price:  
 Mthly. Rnt. Price:  
 Contract:  
 Concessions:  
 Lst. Mkt. Time: **1**  
 Township:  
 PIN #: **2101155003** Multiple PINs: **No**  
 Blt Before 78: **No**  
 # Stories: **1**  
 County: **Mc Lean**  
 Year Built: **2002**  
 Subtype: **Condo, Medical, Office**  
 Zoning Type: **Commercial** # Units: **1** Min Rent. SF: **0**  
 Actual Zoning: **C-1** # Tenants: Max Rent. SF: **0**  
 BNAR Zoning: **C1** Unit SF: **2200** (Leasable Area Units: **Square Feet**)  
 Relist:

Buyer Ag. Comp.: **3.0% (G)**  
 Mobility Score: **-**  
 List Price Per SF: **\$180** Sold Price Per SF: **\$0**

Lot Dimensions: **140X262X148X316** Approx Total Bldg SF: **2200** Estimated Cam/Sf:  
 Acreage: **1.03** Gross Rentable Area: Est Tax per SF/Y:  
 Land Sq Ft: **44866** Net Rentable Area: Lease Type:

Remarks: **Beautifully finished dental/medical space with four open operatories, reception, business office, waiting room, storage, lab and restrooms. Located just off Hershey Rd in an upscale commercial neighborhood. Condo fees are \$3193 per year and include exterior maintenance, lawn, snow and trash.**

Approximate Age: <b>16-25 Years</b>	Misc. Outside:
Type Ownership:	# Parking Spaces:
Frontage Acc:	Indoor Parking:
Docks/Delivery:	Outdoor Parking:
# Drive in Doors: <b>0</b>	Parking Ratio:
# Trailer Docks: <b>0</b>	Misc. Inside:
Geographic Locale: <b>Central Illinois</b>	Floor Finish:
Location:	Extra Storage Space Available:
Construction:	Water Drainage:
Building Exterior: <b>Brick</b>	Utilities To Site:
Foundation:	HERS Index Score:
Roof Structure:	Green Disc:
Roof Coverings:	Green Rating Source:
Air Conditioning: <b>Central Air</b>	Green Feats:
Heat/Ventilation: <b>Forced Air, Gas</b>	Known Encumbrances:
Electrical Svcs: <b>Circuit Breakers</b>	Backup Info:
Fire Protection: <b>None</b>	Tenant Pays: <b>Other</b>
Current Use:	Possession:
Potential Use:	Sale Terms:
Client Needs:	Investment:
Client Will:	Users: <b>Yes</b>
	Gas Supplier: <span class="value">\$addtruncate&gt;Nicor Gas</span>
	Electric Supplier: <span class="value">\$addtruncate&gt;Ameren</span>

Financial Information	
Gross Rental Income:	<b>\$0</b>
Total Income/Month:	Real Estate Taxes: <b>\$8,307.50</b>
Total Income/Annual:	Tax Year: <b>2021</b>
Annual Net Operating Income: <b>\$0</b>	Total Annual Expenses: <b>\$0</b>
Net Operating Income Year:	Expense Year:
Cap Rate:	Expense Source:
	Loss Factor:

Broker: **AXIS 360 LLC\* (97003) / (309) 270-1565**  
 List Broker: **Laura Pritts (970077) / (309) 824-0507 / lpritts@axis360.co**  
 CoList Broker: More Agent Contact Info:

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MLS #: 11767193

Prepared By: Laura Pritts | AXIS 360 LLC\* | 04/25/2023 02:01 PM