



COMMERCIAL REAL ESTATE

3001 ½ Gill St.
Suite A
Bloomington, IL
61704
axis360.co



BUILDING SIZE
6,528 SF

LOT SIZE
8,538 SF + 13,528 SF

PRICE
\$555,000 (9.0% cap rate)

ZONED
M2

PARCELS #
21-05-327-005
21-05-184-007

BUILT
1997

TAXES (2021)
\$7,662.44

PARKING
23 spaces (adjacent parcel)

212 STILLWELL STREET, BLOOMINGTON

SINGLE TENANT INVESTMENT | **FOR SALE**

We are pleased to present this single tenant lease investment for sale. Loomis Armored was established in 1897 and has evolved into an international industry leader with a large network covering the United States and Europe. Loomis Armored US operates in over 200 locations across the US and Puerto Rico with headquarters in Houston, TX.

Loomis bought out the previous Tenant, G.T. Enterprises, who was in operation in this building since May 1999. They have shown a commitment to the market with 24 years of continuous operations in this location.

Tenant has signed a new 3 year lease, which commenced March 1, 2023.



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

Meghan O'Neal-Rogozinski, CCIM
meghan.oneal@axis360.co
309-532-1808

Michael O'Neal
moneal@axis360.co
309-530-3591





3001 ½ Gill St. Suite A
Bloomington, IL 61704

axis360.co

212 STILLWELL STREET BLOOMINGTON, IL

212 Stillwell Street

Bloomington, Illinois
Loomis Armored

| | | |
|--------------------------------------|----------------|-------------------|
| Rental Income: \$5,200.00/month | | <u>\$62,400</u> |
| Less: Operating Expenses | | |
| Taxes | <u>\$7,662</u> | |
| Insurance | <u>\$1,956</u> | |
| Miscellaneous | <u>\$2,782</u> | |
| TOTAL OPERATING EXPENSES (estimated) | | <u>(\$12,400)</u> |
| NET OPERATING INCOME | | <u>\$50,000</u> |
| Value at a 9.0% cap | | <u>\$555,000</u> |

PREPARED BY: Meghan O'Neal-Rogozinski, CCIM
DATE: April 2023

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

Meghan O'Neal-Rogozinski, CCIM

meghan.oneal@axis360.co

309-532-1808

Michael O'Neal

moneal@axis360.co

309-530-3591

