

AXIS 360

COMMERCIAL REAL ESTATE

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



BUILDING SIZE

19,008 SF (4 floors)

LOT SIZE

4,704 SF

PRICE

\$459,900 (\$24.20/SF)

ZONED

D1 (Central Business District)

PARCEL

21-04-194-007

BUILT

1901

TAXES (2024)

\$6,150

317-319 N. MAIN ST., BLOOMINGTON

REDEVELOPMENT | **FOR SALE**

Opportunity to reposition a **historic Main Street mixed-use building** in the heart of **Downtown Bloomington, Illinois**. The property includes **two separate first-floor commercial suites** with independent frontage for 2,376 sq.ft. each, plus **upper floors that have been opened into larger single-floor plates**—vacant for years and primed for redevelopment (office/creative/loft-style residential—buyer to verify approvals). A **rear egress** supports a true mixed-use strategy, and a **basement** provides storage and mechanical systems. Interior character features include **stamped tin ceilings** ready for restoration and a **decommissioned elevator shaft** that may offer future vertical-circulation potential (buyer to evaluate).

Built, post fire in 1901, the building was designed by Arthur Pillsbury. Many past tenants to include Payless Drugs (1940), Illinois Power (1935) bulking up the power to 1600 amp electrical service, Post Amerikan, Park-Stoutamoyer & Associates and more.

Location matters: it's just blocks from the **McLean County Museum of History** on the Courthouse Square and within walking distance of two **National Register** anchors—the **McLean County Courthouse and Square** and the **Bloomington Central Business District**.

The City established the **Downtown TIF District (July 22, 2024)** to support redevelopment—including vacant buildings—and to help advance the **Downtown for Everyone** streetscape initiative, which is fully underway.

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





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Investors and owner-operators alike can benefit from the new **Downtown TIF** district and eligibility for **Enterprise Zone** incentives (state and local programs for qualifying investments). Confirm applicability to your project with the City and BNEDC.

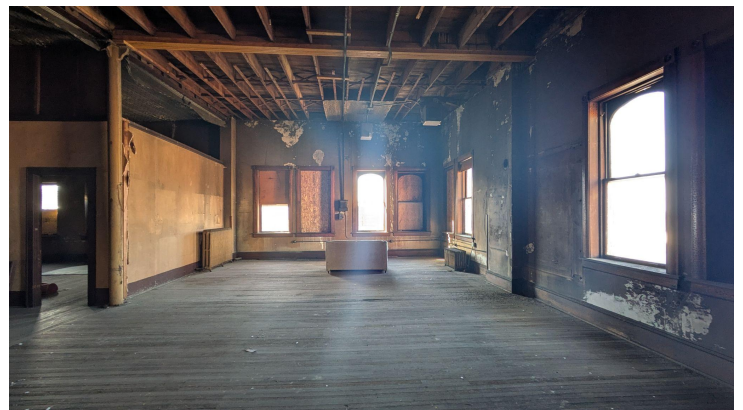
Enterprise Zone

<https://www.bnbiz.org/enterprise-zone>

Downtown TIF District

<https://www.bloomingtonil.gov/business/economic-development/programs-and-incentives/tax-increment-financing-tif/downtown-tif-district>

Bring your architect, bring your vision,
restoration ready...



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