

AXIS 360

COMMERCIAL REAL ESTATE

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

BUILDING SIZE

20,240 SF (4 story)

SALE PRICE

\$1,200,000

LEASE PRICE

\$3,000 per month/floor

ZONED

D1 (Central Business District)

PARCEL

21-04-327-004

BUILT

~1900

TAXES (2023)

\$5,572



217 W. JEFFERSON ST., BLOOMINGTON REDEVELOPMENT | FOR SALE

Historic Pantagraph Printing & Stationery Building – A Rare Opportunity

Located at the corner of Madison and Jefferson streets, this historic property has been a landmark since its completion in 1903. Originally home to the Pantagraph Printing and Stationery Company—incorporated in 1889—it remained in continuous operation for over a century. Now, this architectural gem is ready for a new chapter.

Available for Lease or Purchase (2nd Floor Only Available for Lease)

First Floor is Leased to 8 Bit Arcade, a bar that features free play retro arcade games, pinball, skiball, along with over 250 craft beers, ciders and seltzers for purchase.

Second Floor: Available for Lease

Third & Fourth Floors are leased to The Hockey Foundry, The Lab Shooting Facility. Created for hockey players to be able to work on their skills year round.



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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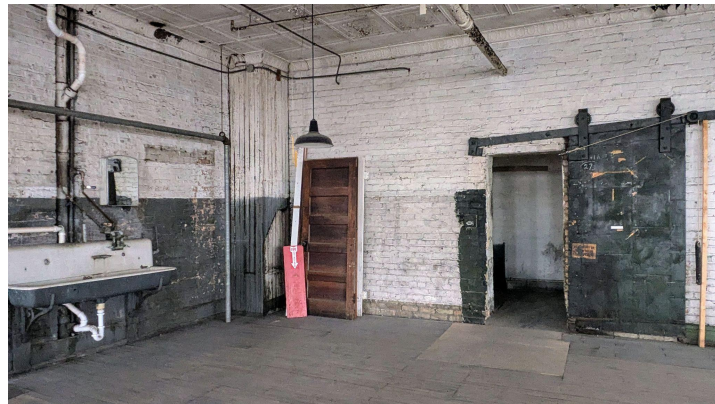
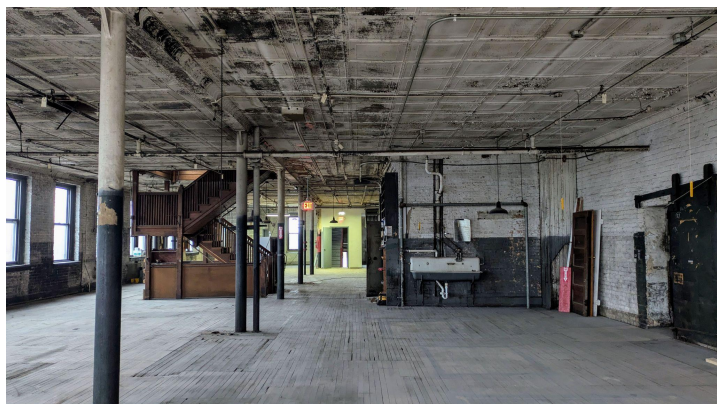
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217 W. JEFFERSON ST. BLOOMINGTON, IL

Key Features:

- **Four Floors of Possibility** – Each level is accessible via a stunning central wood staircase, an emergency egress at the north end, or a fully certified freight elevator. Shared restrooms on first floor.
 - a. 2nd Floor Available ONLY
 - b. Join 8 Bit Arcade and the Hockey Foundry/The Lab Shooting Facility
- **Modern Safety Updates** – The building is equipped with a fully inspected and charged sprinkler system.
- **Timeless Details** – Unique features such as an antique safe on the first floor and intricate ceiling plasterwork add character and charm.



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217 W. JEFFERSON ST. BLOOMINGTON, IL

217 W. Jefferson

Bloomington, Illinois
Former Pantagraph Print Building

Rental Income: (In-place)	\$90,000
Rental Income: (fully rented)	<u>\$120,000</u>

Less: Operating Expenses

Taxes	<u>\$5,586</u>
Insurance	<u>\$5,200</u>
Miscellaneous	<u>\$5,000</u>
Utilities Common	<u>\$1,083</u>
Utilities Vacant	<u>\$2,724</u>

TOTAL OPERATING EXPENSES (estimated)	<u>(\$19,593)</u>
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NET OPERATING INCOME	<u>\$70,407</u>
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NET OPERATING INCOME (fully rented)	<u>\$103,131</u>
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Cap Rate 5.87%

Cap Rate (fully rented) 8.59%

Asking Price: \$1,200,000

PREPARED BY: Meghan O'Neal-Rogozinski, CCIM

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