



COMMERCIAL REAL ESTATE

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



BUILDING SIZE

2,580 SF

LOT SIZE

1.22 acres (1.01 + 0.21)

PRICE

\$375,000 – 8.12% cap rate

ZONED

B1

PARCELS

21-06-226-027

21-05-101-028

BUILT

1992 / 2009 addition

TAXES (2024)

\$9,032 (\$8521 & \$511)

LEASE TERM

Expires: 8/31/27

2 (3) year renewals

604 MLK JR DRIVE, BLOOMINGTON

SINGLE TENANT INVESTMENT | **FOR SALE**

We are pleased to present this single tenant lease investment for sale. Gordon Foods has been a Tenant in this building since 1996 with no intention of vacating.

The property was expanded in 2009 with an addition to both sides of the original structure, adding a truck dock, new roof over entire building, additional furnace added in 2009 and the original furnace was replaced in August 2023.

- Landlord is responsible for Taxes and Insurance.
- Tenant is responsible for Snow, Landscaping, Parking Lot, Trash



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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604 MLK JR DRIVE BLOOMINGTON, IL

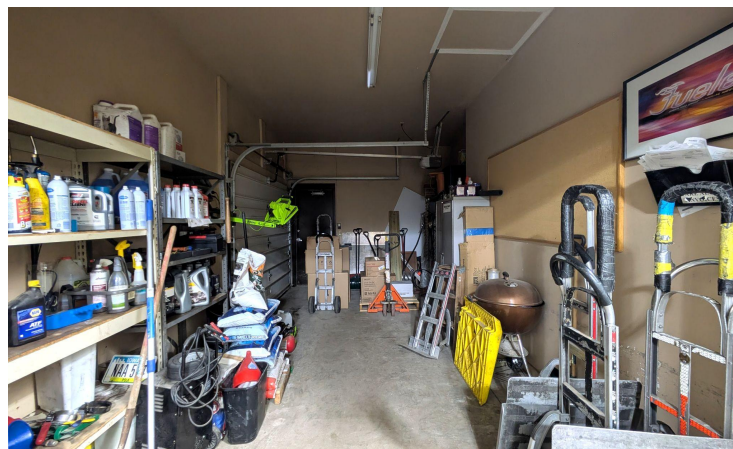
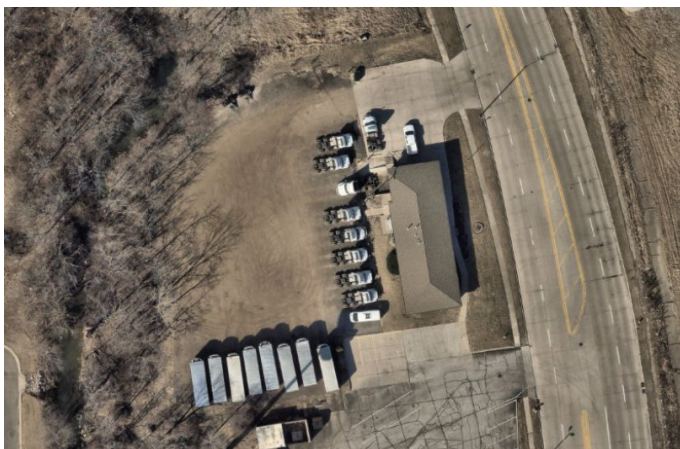
604 MLK JR Drive

Bloomington, Illinois
Gordon Food Service

Rental Income:	\$3,500.00/month	<u>\$42,000</u>
Less: Operating Expenses		
Taxes	<u>\$9,032</u>	
Insurance	<u>\$2,012</u>	
Miscellaneous	<u>\$500</u>	
TOTAL OPERATING EXPENSES (estimated)		<u>(\$11,544)</u>
NET OPERATING INCOME		<u>\$30,456</u>
Cap Rate	8.12%	<u>\$375,000</u>

PREPARED BY: Meghan O'Neal-Rogozinski, CCIM
DATE: February 2026

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