

AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co



Major Recent
Updates
And
Improvements

Mixed-Use Investment Property



2 Commercial Units

4 Residential Units



FOR SALE 608-612 N. Main Street, Bloomington, Illinois

ADDRESS

608-612 N. Main
Bloomington, Illinois

ASKING PRICE

\$1,395,000

NOI

\$105,236

CAP RATE

7.54%

OCCUPANCY

100% leased

RENTS

\$13,100 per month

SQUARE FOOTAGE

Total: 14,608 SF Above
4,408 SF Basement

PROPERTY HIGHLIGHTS

Located on Bloomington's newly transformed Downtown outdoor event space, this property puts tenants and visitors in the heart of local dining, shops, entertainment, and community events. Commercial tenants are Bloom Barista and Wild Oak Social.

2 Commercial Units

608 N. Main St: Restaurant Space: Approx. 1,936 SF + 1,408 SF Basement

610-612 N. Main St.: Commercial Bar Space: Approx. 4,136 SF + 3,000 SF Basement (Bar Capacity: Approximately 100 Seats)

4 Apartment Units

608 N. Main St.

Unit A: (1)-Bed unit with new floors, paint, countertop and décor in 2024. Approx. 500 SF

Unit B: (1)-Bed unit, remodeled in 2022. Approx. 450 SF

610-612 N. Main St.

3rd Floor: 3-Bed Loft with new central AC in 2025 and new paint and décor (2025). Approx. 3,564 SF.

2nd Floor: 3-Bed Loft with new furnace in 2025. New kitchen, bath, carpet, paint, doors and décor in 2023. Approx. 3,564 SF

Laura Pritts
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UPDATES & IMPROVEMENTS

Commercial Updates

612 Bar

- New Electrical Service & Meter (2021)
- Twin HVAC Systems Installed (2022)

608 Restaurant (2024 Updates)

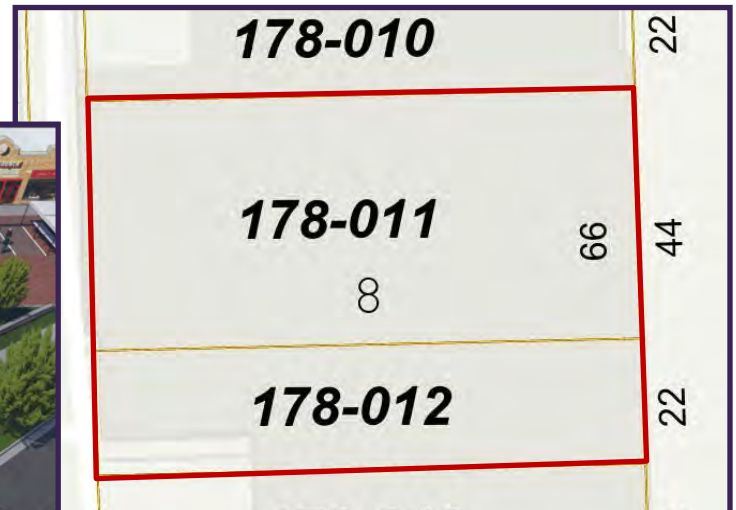
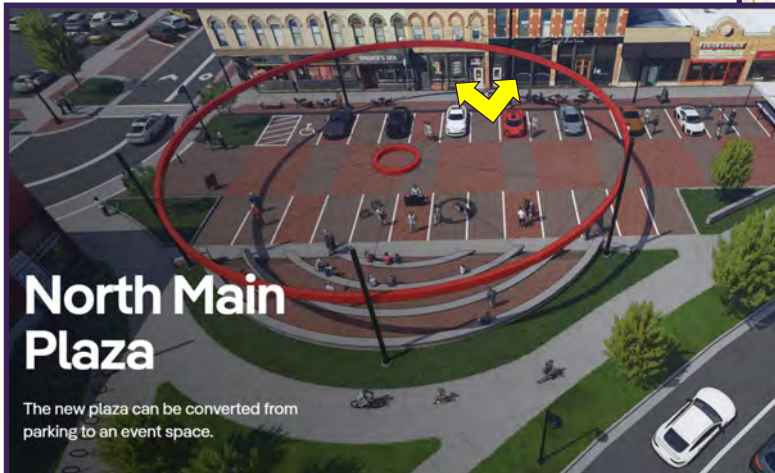
- New Plumbing
- New Flooring
- New Drywall
- Updated Kitchen Electrical & Plumbing
- New Walk-In Cooler Compressor
- Lower-Level HVAC Improvements

Residential Updates

- 3rd Floor Loft: New A/C and Interior Paint (2025)
- 2nd Floor Loft: New Furnace (2025)
- Apartment Renovations (2023): Updated Kitchens, Bathrooms, Flooring, Paint, and Doors
- Apt. 608 B1: New Flooring, Paint, and Countertops (2024)
- Apt. 608 A1: Full Remodel (2022)

General Building Updates

- New Roof on 610-612 (2023)
- Rebuilt Sprinkler System (2023)
- Tuckpointing Completed (610-612) 2022



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



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INCOME & EXPENSE SUMMARY

| Rental Income: | Rent | Lease Exp | |
|----------------------------------|---------|-------------------------|--------------------------|
| Restaurant | \$3,000 | 12/31/2026 | |
| Apt A, 1-Bed | \$800 | 12/30/2026 | |
| Apt B, 1-Bed | \$800 | 10/1/2026 | |
| 2nd Floor Loft, 3-Bed | \$1,500 | 10/1/2027 | |
| 3rd Floor Loft, 3-Bed | \$1,500 | 8/1/2026 | |
| Bar | \$5,500 | 10/1/2030 + Opt Renewal | \$157,200 |
| Vacancy 5% | | | <u>(\$7,860)</u> |
| Gross Income | | | <u>\$149,340</u> |
| Less: Operating Expenses* | | | |
| Taxes | | | <u>\$18,873</u> |
| Insurance | | | <u>\$8,755</u> |
| Electric | | | <u>\$0</u> |
| Gas | | | <u>\$0</u> |
| Water | | | <u>\$0</u> |
| Maintenance & Repair | | | <u>\$14,000</u> |
| Trash | | | <u>\$1,976</u> |
| Miscellaneous (Est) | | | <u>\$500</u> |
| TOTAL OPERATING EXPENSES | | | <u>(\$44,104)</u> |
| NET OPERATING INCOME | | | <u>\$105,236</u> |

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Laura Pritts, Designated Managing Broker

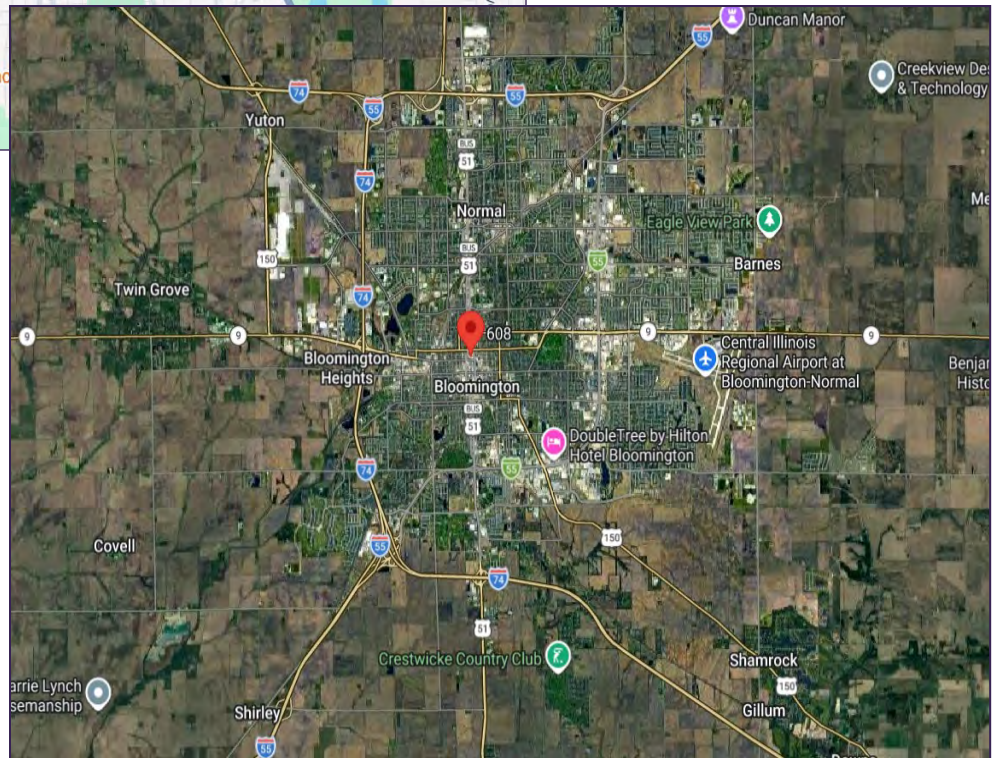
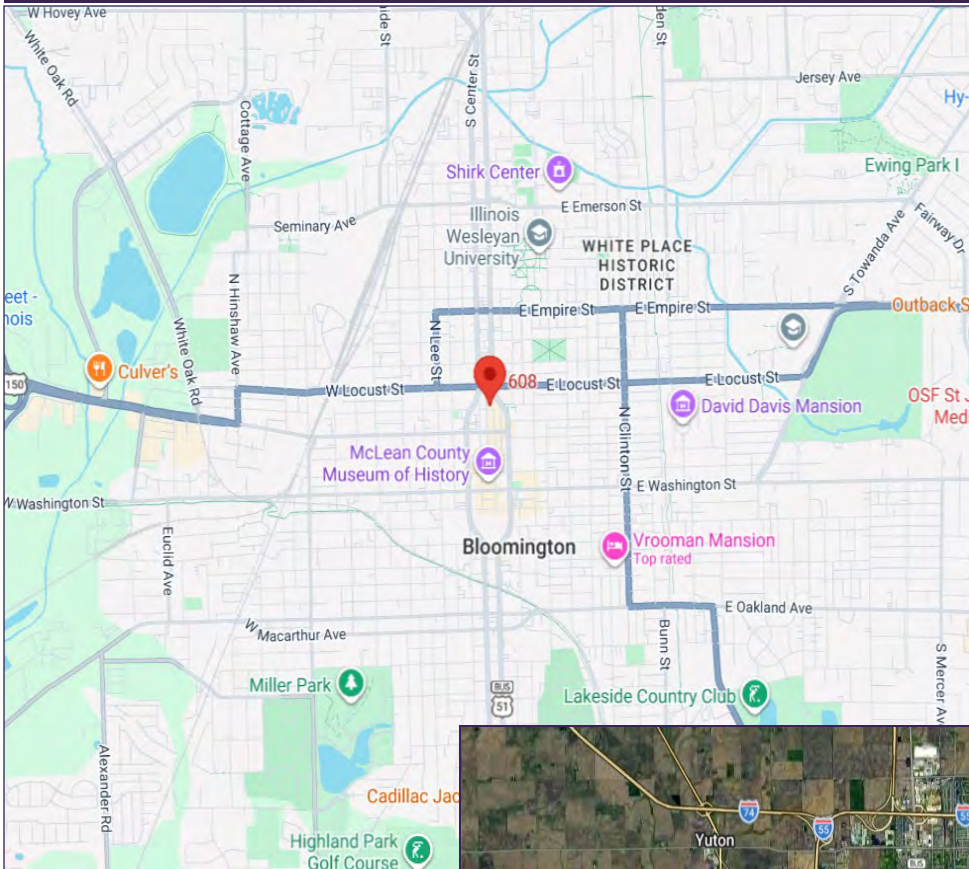
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