

AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co



1200 & 1202 Henry St
Normal, Illinois

FOR SALE : 2-Unit Zero Lot Line (Both Units)

ADDRESS

1200-1202 Henry St.
Normal, Illinois

PRICE

\$420,000

UNIT MIX

(2) 3-Bed, 3-Bath

UTILITIES

Paid by Tenant

LEASES

1200: Vacant, rent ready
1202: Month to Month

TAXES (2024 paid in 2025)

1200: \$4,422.36
1202: \$4,339.78

YEAR BUILT

1997

Property Highlights

- **Two spacious townhouse-style units**
- **3 bedrooms, 3 bathrooms, and 2-car garage** in each unit
- **Original-owner property** showcasing exceptional pride of ownership. **Meticulously maintained** and in terrific condition throughout.

Recent Major Improvements (2025–2026)

- New roof and gutters
- Reinforced and freshly stained decks
- Selective window replacements as needed

Features

- Vaulted ceilings
- Private decks overlooking a well-maintained yard
- Zero-lot-line ownership with **no HOA or condo fees**
- Centrally located near major employers, shopping and dining, parks and recreation, golf courses

Flexible Income & Living Options

- One unit is **vacant and rent-ready**. Choose your own tenant or live in the vacant unit
- Second unit is **month-to-month**, providing maximum flexibility
- Excellent opportunity for **investors or owner-occupants**

Laura Pritts
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PROPERTY INFO

(2) 3-Bed, 3 Bath Townhome Style Units
Two-car attached garages
Vinyl siding with brick
Total Sq. Footage:
1202: 1698 Sq Ft.
1200: 1717 Sq Ft.
Tons of closet space
Gas and electric dryer hookups

SCHOOLS

Prairieland Grade School
Parkside Jr. High
Normal Community West HS



APPROXIMATE ROOM SIZES

UPPER LEVEL (approximate sizes)

Kitchen: 9 x 8 plus 8 x 9 eating area
Family Room: 14 x 14
Bedroom 1: 16 x 11 with master bath
Bedroom 2: 13 x 15

LOWER LEVEL (approximate sizes)

Laundry Room: 6 x 3
Bedroom 3: 14 x 10



The statements, figures, and information have been obtained from sources deemed accurate; however, accuracy is not guaranteed. Prospective buyers are advised to verify all information independently. Images may be digitally edited to remove personal property; all key features remain accurate.

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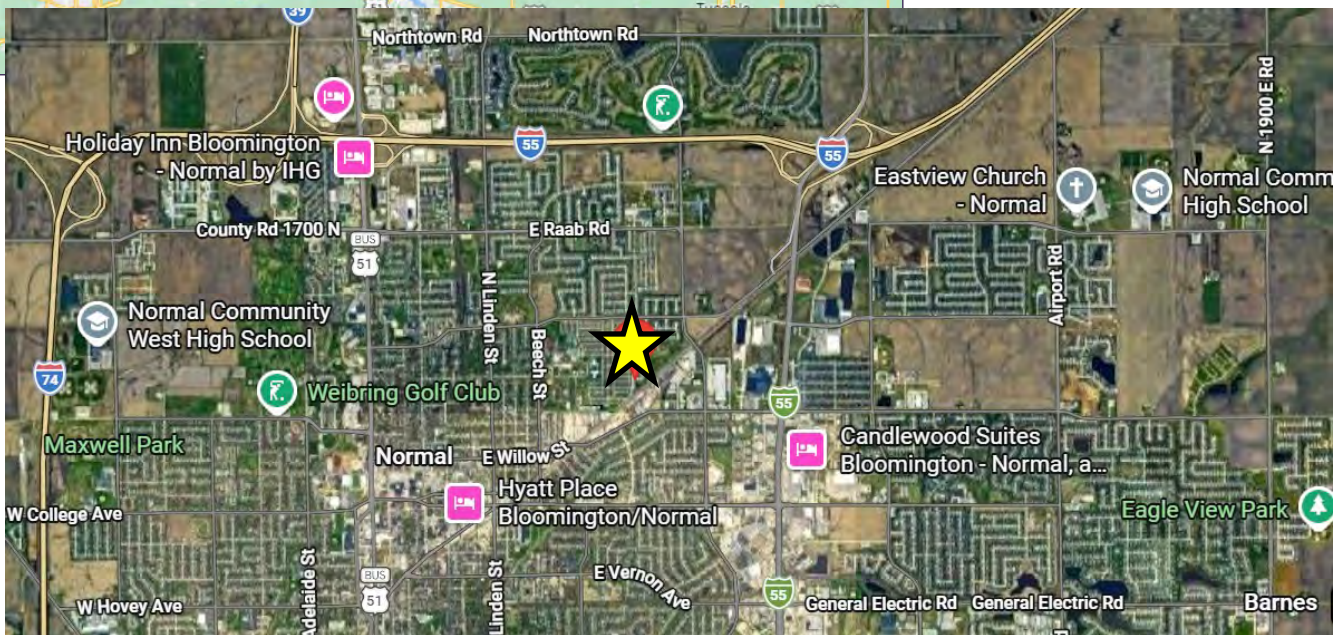
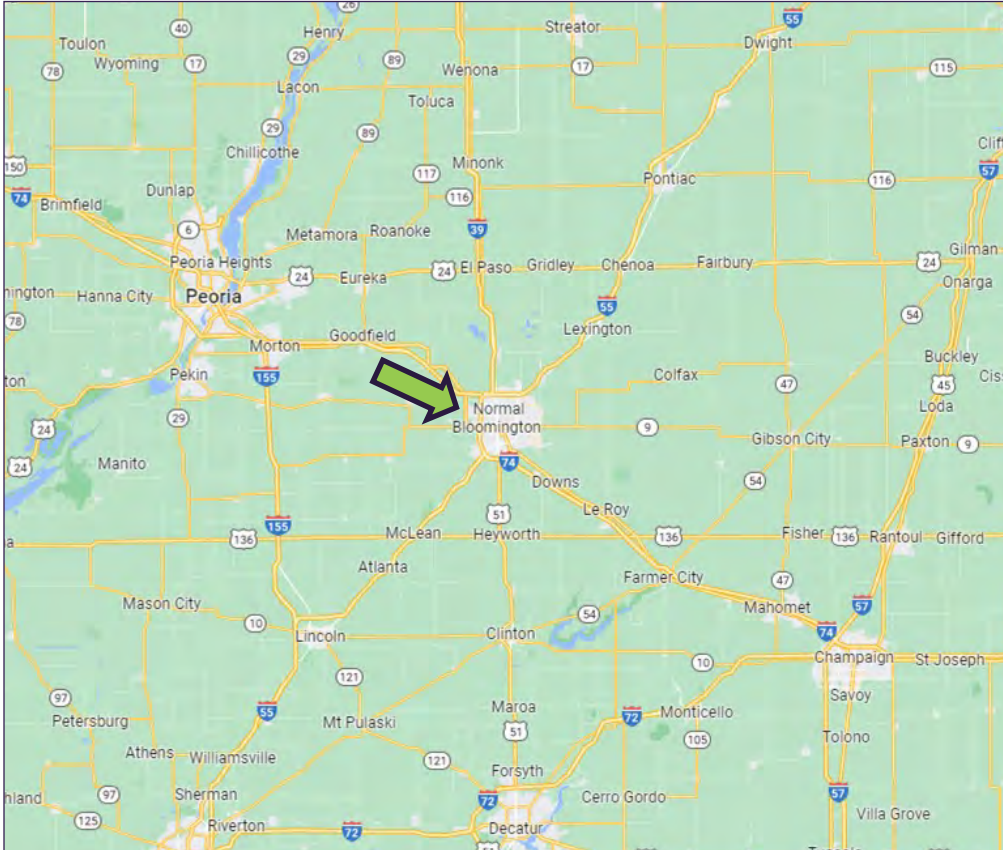
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BLOOMINGTON-NORMAL MCLEAN COUNTY, ILLINOIS

The Bloomington-Normal area is a vibrant community of approx. 168,000. It is a financial, manufacturing and educational hub located in the heart of Illinois at the intersections of I-39, I-55 and I-74, and within an easy two-hour drive of Chicago, St. Louis and Indianapolis.

Bloomington-Normal is a unique market thanks to its diversified economic and educational profile. There is energy and optimism in the local culture with excellent colleges and universities like the thriving Illinois State University (approx. 21,000 students), Illinois Wesleyan University, which is a top tier private school, and Heartland Community College, a rapidly expanding community college, working closely with local employers to provide strong local talent. Home to State Farm Insurance, Country Financial, and Rivian Automotive, the Bloomington-Normal workforce exemplifies the hardworking values of the Midwest.

It is a clean, growing city with an excellent reputation, earning #2 best metro area in the nation to live, work and have fun-Smart Asset (2023); Top 10 Most Livable College Towns-Strategic (2022); #1 Happiest Cities-Zippia (2020); and #23 America's Best Small Cities-Best Cities (2020)

Top Employers Include:

- State Farm Insurance (Headquarters): 14,000+/-
- Rivian Automotive: 7,800 +/-
- Illinois State University: 3,885 +/-
- Country Financial: 3,718 +/-
- Carle BroMenn Medical Center: 2,278 +/-
- OSF Healthcare: 1,286 +/-

Bloomington-Normal is a growing and thriving community with expanding employers. According to the Economic Development Council, the housing shortage has increased from approx. 4,300 units in May of 2022 to approx. 7,000 units currently, resulting in strong demand for rental housing with an optimistic outlook for the future.

<https://www.wglt.org/local-news/2022-05-06/new-edc-study-shows-4-300-unit-housing-shortage-in-b-n>

It's never been a better time to own multifamily investment in Bloomington-Normal!



Rivian, an electric car company, has invested more than \$1 billion in a manufacturing plant in Normal, IL. They started delivering vehicles to customers in September 2021, and currently employ approx. 7,800 locally. The arrival of Rivian has led to large investments in education including a new \$15M robotics program at Heartland Community College geared towards training electric vehicle technicians, and a new \$44M engineering program at Illinois State University.



In October 2021, Ferrero Group, the Italian chocolatier, confirmed that it will begin building its first production facility in the United States in Bloomington at a cost of \$75 million.



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