

AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co



FOR SALE—Freestanding Restaurant + Adjoining House Parcel

ADDRESS

509 S. Main + 506 S. Center
Bloomington, Illinois

ASKING PRICE

\$249,000

PARCEL #'s

21-04-388-006 + -002

BUILDING SIZES

1,820 sq. ft. + 1,000 sq. ft.

LOT SIZES

0.27 + 0.13 = 0.40 acres

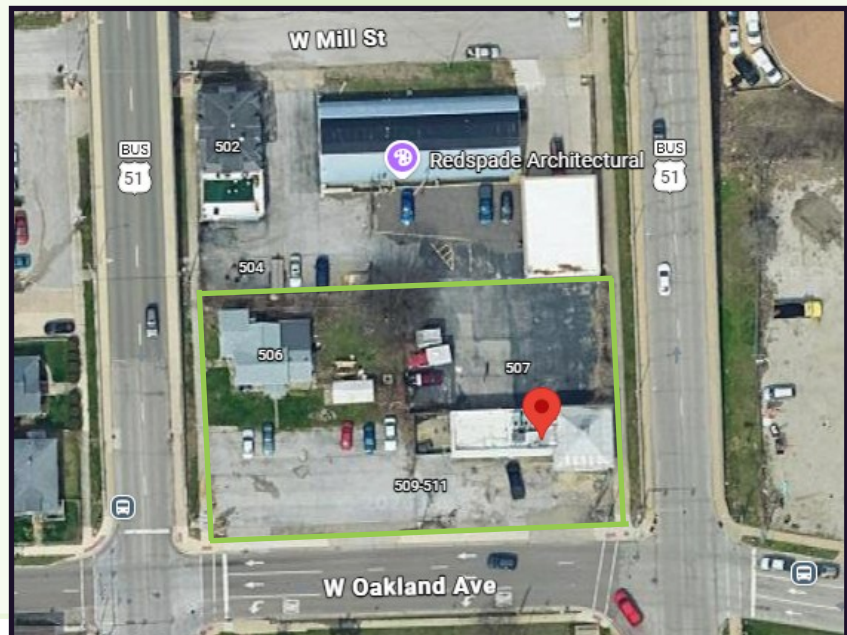
TAXES

\$4,245 + \$1,462 = \$5,707

ZONING

B-2 (Local Commercial Dist.)

- ◆ **High-Visibility Location:** Situated on a prominent corridor with strong daily traffic counts.
- ◆ **Dual-Parcel Flexibility:** Price includes the restaurant, kitchen equipment, walk-in cooler, hood, and an adjacent small rental house.
- ◆ **Versatile Potential:** Ideal for an owner-operator looking to launch a new culinary concept, or an investor seeking a high-potential redevelopment project.



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