



3001 1/2 Gill St.
Suite A
Bloomington, IL
61704
axis360.co



BUILDING SIZE
5,760 SF

SALE PRICE
\$275,000

ZONING
D2

TAXES
\$3,267 (2025)

LAND SIZE
0.13 acres

POWER
3 phase

DOORS
8' Overhead Door

405 W. WASHINGTON ST, BLOOMINGTON

FLEX BUILDING | FOR SALE

Located just west of Bloomington's Downtown corridor, 405 W. Washington Street offers a unique opportunity for a small retail user, boutique shop, creative studio, service business, or professional office concept.

The property sits directly across from the Regional Alternative School and the former Pantagraph building, which is undergoing a major \$26 million renovation expected to bring Lifelong Access, Chestnut Health Services, the Regional Office of Education, Midwest Food Bank, and other community-focused services to the area. The building is also just one block from Grossinger Motors Arena, placing it near a growing mix of civic, office, residential, and entertainment activity.

Most recently used for glass blowing and other artistry work, the building is well suited for a variety of flexible uses. The layout includes a small front showroom or checkout area, three private offices, open work/production space, one functional restroom, and fully heated and air-conditioned interior space. Building features include an abundance of power, drop ceilings, terrazzo flooring in the warehouse/work area, two rooftop HVAC units, and a new roof installed in November 2025.

Surrounded by professional offices, residential dwellings, community service providers, and Downtown amenities, this property presents an excellent opportunity for an owner-user or investor seeking a functional, adaptable building in a highly active Bloomington location.

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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