



# PROFESSIONAL OFFICE BUILDING FOR SALE

1720 N Kinser Pike  
Bloomington, IN 47404

<b>Total Building SF</b>	+/-21,840
<b>1<sup>st</sup> Floor</b>	+/-7,280
<b>2<sup>nd</sup> Floor</b>	+/-7,280
<b>Basement</b>	+/-7,280
<b>Annual Taxes</b>	\$35,861.66
<b>Price/SF</b>	\$160.25/SF
<b>Price</b>	\$3.5 Million



## FEATURES

- Three-story brick office building with 80% occupancy, offering strong income potential.
- Features include handicap accessibility, elevator access from basement to attic, and a mix of large and private offices throughout.
- Includes private parking lot, attic storage, and sits in a high-visibility, high-traffic location. Ideal for investors or owner-users.





Additional Online information:  
[Cockerhamcommercial.com](http://Cockerhamcommercial.com)  
[ICREX.com](http://ICREX.com)  
[Homefinder.org](http://Homefinder.org)  
[Loopnet.com](http://Loopnet.com)  
[Crexi.com](http://Crexi.com)

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