

**NEW PRICE**



# 3 UNIT BUILDING IN DOWNTOWN BLOOMINGTON FOR SALE

402 W. 6th St.  
Bloomington, IN 47404

Total SF	+/-4,275
Levels	3
Zoning	(MD-DE)
Property Taxes	\$8,307.32
Price	<b>\$695,000</b>



Unit	Rent	SF	Status	Lease Term
Office	\$2,550	1,350 SF w/ 715 SF Basement	Owner's Space	Occupied by owner
Restaurant	\$2,732	1,570 SF	Leased	Expires November 30, 2026 Options to renew (1) 5-year term
Studio Apt.	\$1,030	640 SF	Leased	1-year Term

OVER 32 YEARS EXPERIENCE

[WWW.COCKERHAMCOMMERCIAL.COM](http://WWW.COCKERHAMCOMMERCIAL.COM)

### 3-Unit Investment Property

This versatile building includes office space, a restaurant, and a newly remodeled studio apartment.

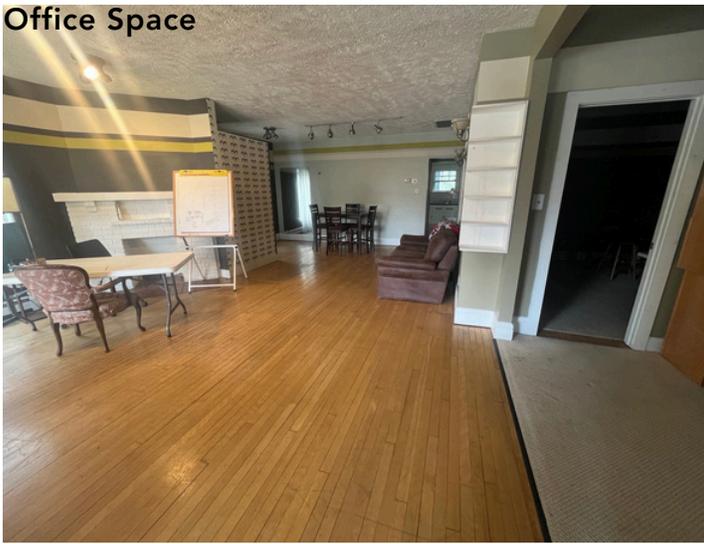
The owner's office space contains three offices, a kitchen area, restroom, large reception area, and a large outdoor space that would accommodate future expansion and repurposing. The office area also has a storage basement. The restaurant accommodates 50 patrons and is equipped with two bathrooms, a dining area, custom bar, and kitchen. The kitchen features gas service, hood vent and an oversized grease interceptor that would enable repurposing the office space to an additional full restaurant.

This is a truly great location for a restaurant and/or downtown office. The building is highly visible and located just two blocks from Bloomington's Square and close to the B-Line Trail. Ample street parking around the building.



Studio Apartment

Office Space



Upstairs Patio



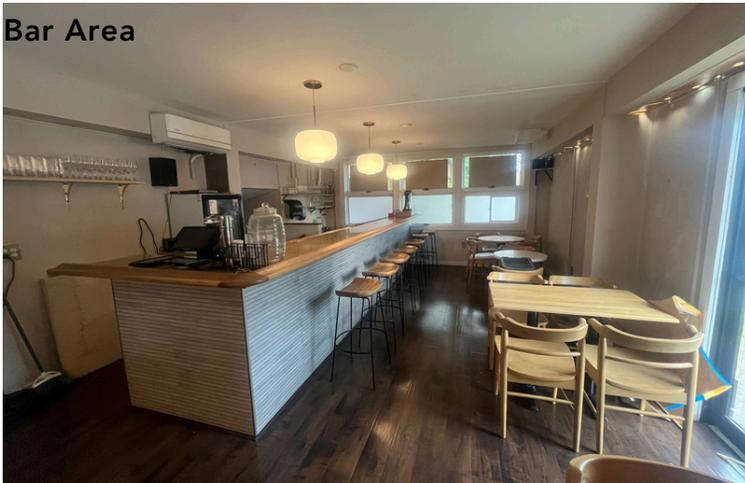
Small Favors Kitchen



Small Favors Dining room



Bar Area



Additional Online information:

[Cockerhamcommercial.com](http://Cockerhamcommercial.com)

[ICREX.com](http://ICREX.com)

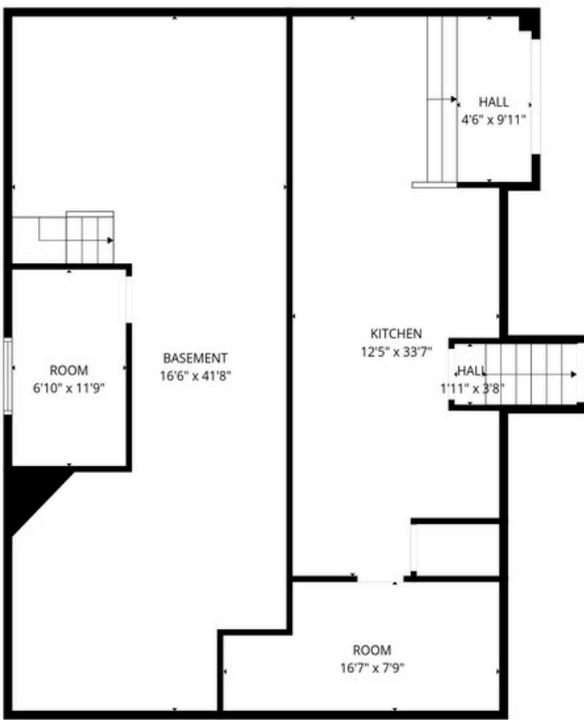
[Homefinder.org](http://Homefinder.org)

[Loopnet.com](http://Loopnet.com)

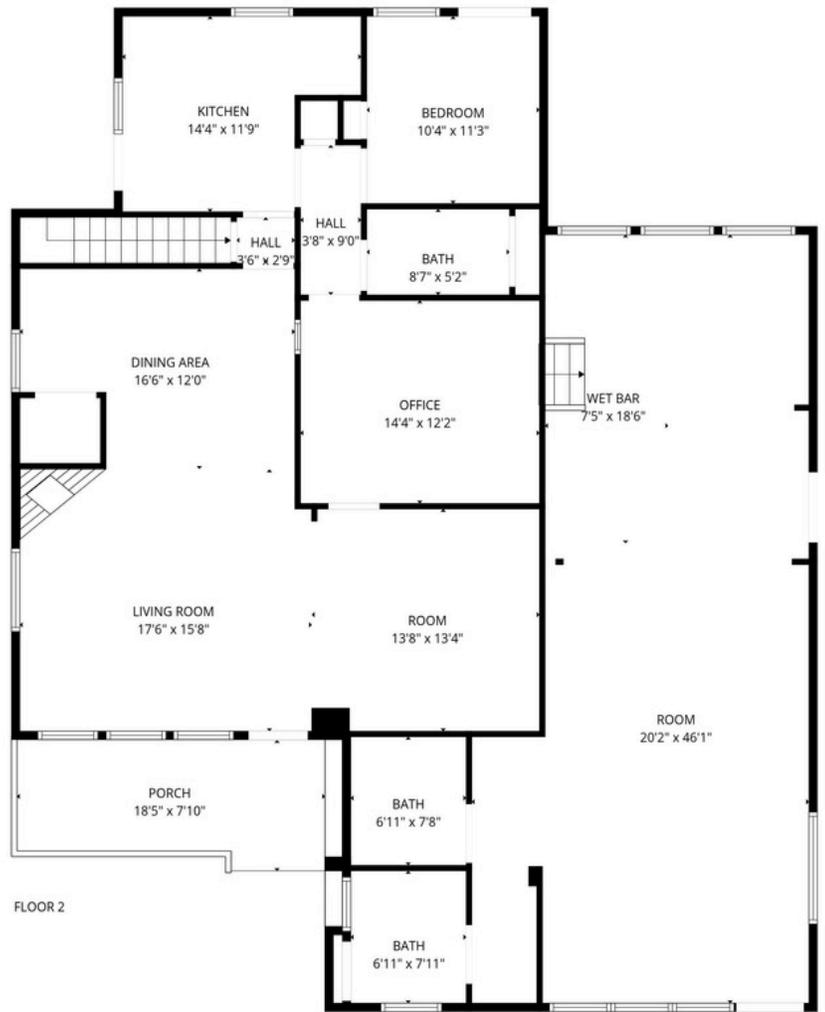
[Crexi.com](http://Crexi.com)

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FLOOR 1



FLOOR 2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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