



3 UNIT BUILDING IN DOWNTOWN BLOOMINGTON FOR SALE

315 W. 17th St.
Bloomington, IN 47404



Total SF +/-3,299
Units 3
Zoning (MM)
Property Taxes \$3,226.20
Price **\$549,900**

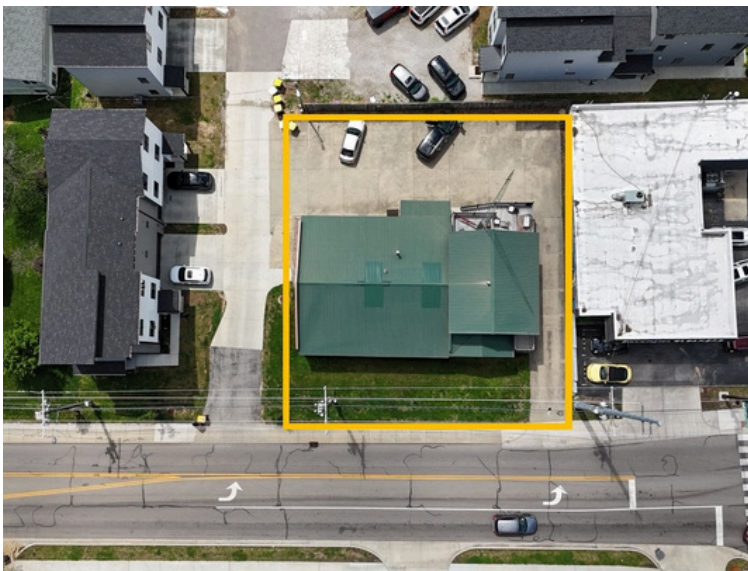
Unit	Rooms	Rent	Status
1	3 Bd/ 1 Ba	\$1,260	Leased
2	2 Bd/ 1 Ba	\$1,260	Vacant
3	2 Bd/ 2 Ba	\$1,180	Leased

Located on one of Bloomington's most desirable high-traffic corridors, this well-positioned triplex at 315 W. 17th St. offers strong rental appeal just steps from Indiana University's athletic facilities. Within walking distance to Memorial Stadium and Assembly Hall, this property is perfectly suited for student and game-day demand.

Each unit is equipped with **Hookups ready for a Washer and Dryers**, providing added convenience and increased tenant retention. The property also includes dedicated parking, a major advantage in this high-demand area.

Tenants are responsible for electric and gas utilities, helping keep operating costs manageable for ownership.

With its unbeatable location, strong unit mix, and desirable amenities, this triplex presents an excellent opportunity for investors seeking consistent income in the heart of Bloomington.





Additional Online information:
Cockerhamcommercial.com
ICREX.com
Homefinder.org
Loopnet.com
Crex.com

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