# PROFESSIONAL OFFICE BUILDING FOR SALE

**1720 N. Kinser Pike | Bloomington, IN**
**Purchase Price: $2,950,000**
**Annual Real Estate Taxes: $15,827.34**

Well-maintained three-story brick office building offering approximately 21,840 SF in a highly visible, high-traffic Bloomington location. The property is currently 80% occupied, providing immediate income potential with additional leasing upside for investors or owner-users.

The building includes approximately:

- First Floor: ±7,280 SF
- Second Floor: ±7,280 SF
- Basement: ±7,280 SF

Designed for functionality and accessibility, the property features handicap accessibility, elevator service from basement to attic, and a flexible office layout with a combination of large collaborative spaces and private offices. Additional amenities include a private parking lot and ample attic storage.

Positioned along North Kinser Pike with strong visibility and convenient access, this property presents an excellent opportunity for professional office users, medical office conversion, or investment ownership.

# Highlights

- ±21,840 SF three-story brick office building
- ±7,280 SF per floor (1st Floor, 2nd Floor & Basement)
- 80% occupied with strong in-place income
- Opportunity for additional lease-up and value-add potential
- Elevator access from basement to attic
- Handicap accessible
- Flexible floor plans with private and large offices
- Private on-site parking lot
- Attic storage area
- High-visibility location on N. Kinser Pike
- Strong traffic counts and convenient access to Bloomington amenities
- Ideal for investors or owner-users

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

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