

Downtown Bloomington Entertainment / Mixed-Use Opportunity



Chris Cockerham, CPM, GRI
Commercial Manager/Broker
+1 812-330-7568
chris@cockerham.us



419 N. Walnut Street Bloomington, IN

Property Overview

Prime downtown Bloomington commercial opportunity offering approximately 8,300 SF in one of the city's most active entertainment and mixed-use corridors. Located just blocks from the Courthouse Square and within walking distance to Indiana University, the property benefits from exceptional visibility, strong foot traffic, and proximity to a dense student and residential population.

The building underwent extensive renovations including a newer rubber roof, updated HVAC systems and ductwork, renovated restrooms, upgraded electrical and plumbing systems, and fire suppression improvements. Additional features include a commercial kitchen infrastructure, multiple walk-in coolers, overhead garage door access, private office space with full bath, laundry area, and flexible open-span interior construction with minimal columns.



Property Highlights

- Prime downtown Bloomington location
- Walking distance to Indiana University
- Approx. 8,300 SF open-span building
- Extensive capital improvements completed
- MD-DC zoning allows diverse uses
- Existing commercial kitchen infrastructure
- Strong entertainment and hospitality corridor
- Seller Financing possible at **3.99% interest rate** for qualified Buyers
- Adaptive reuse and redevelopment potential

Asking Price
**\$1,595,000 or
Best Offer**

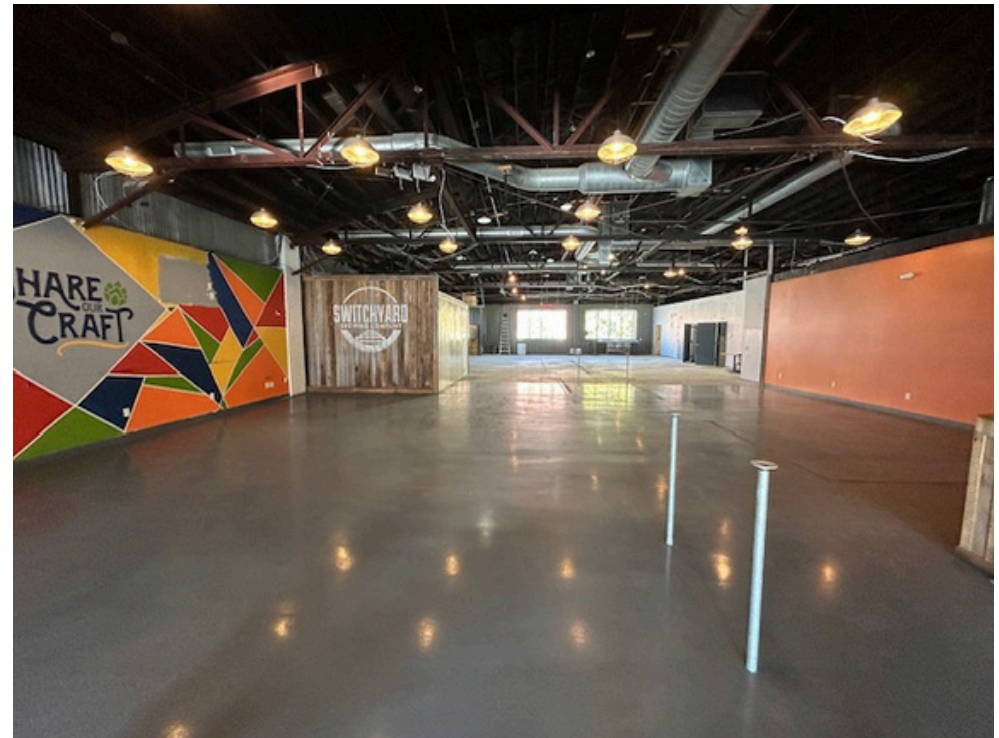
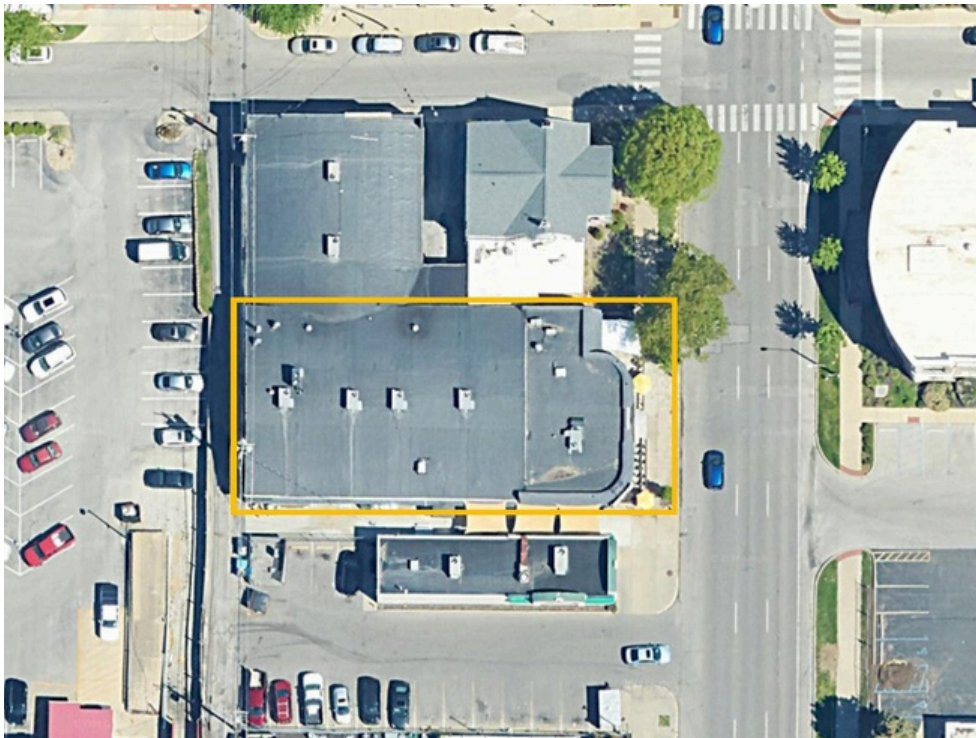
**Lease Price
\$7,500/ Month
NNN Lease**



Zoned MD-DC (Mixed-Use Downtown Core)

The property offers exceptional adaptability for a variety of commercial uses including restaurant/bar concepts, brewery or distillery, entertainment venue, event space, fitness or recreation facility, retail showroom, office conversion, creative workspace, or mixed-use redevelopment.

[Click Here to See Bloomington's UDO for Zoning](#)



Property Pictures



BLOOMINGTON, IN

Home of the Hoosiers, Bloomington and Monroe County was established in 1818 with Indiana University founded just two years later, in 1820. Indiana University is the foundation of the Bloomington making it the 5th largest city in Indiana. Located 50 miles south of Indianapolis, Bloomington is nestled in the southern hills of Indiana.

Bloomington is also home to a vibrant Life Science Industry with Companies that include Cook Medical, Catalent and Baxter. With the investment of Bill Cook and the Cook Family, Bloomington's downtown has transformed into a model for other cities that features diverse restaurants, entertainment venues and retail shops. Bloomington's downtown is also home to many national festivals and art shows.



COCKERHAM
COMMERCIAL REAL ESTATE & CONSULTING





419 N. Walnut St.

Investment Contacts

Chris Cockerham, CPM, GRI

Commercial Manager/Broker

+1 812-330-7568

chris@cockerham.us

Layton Cockerham

Licensed Assistant

+1 812-330-7525

Layton@cockerham.us

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Colliers International nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.