Downtown Bloomington Entertainment / Mixed-Use Opportunity

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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.

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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

$1,570,000

Lease Price

$7,500/ Month

NNN Lease

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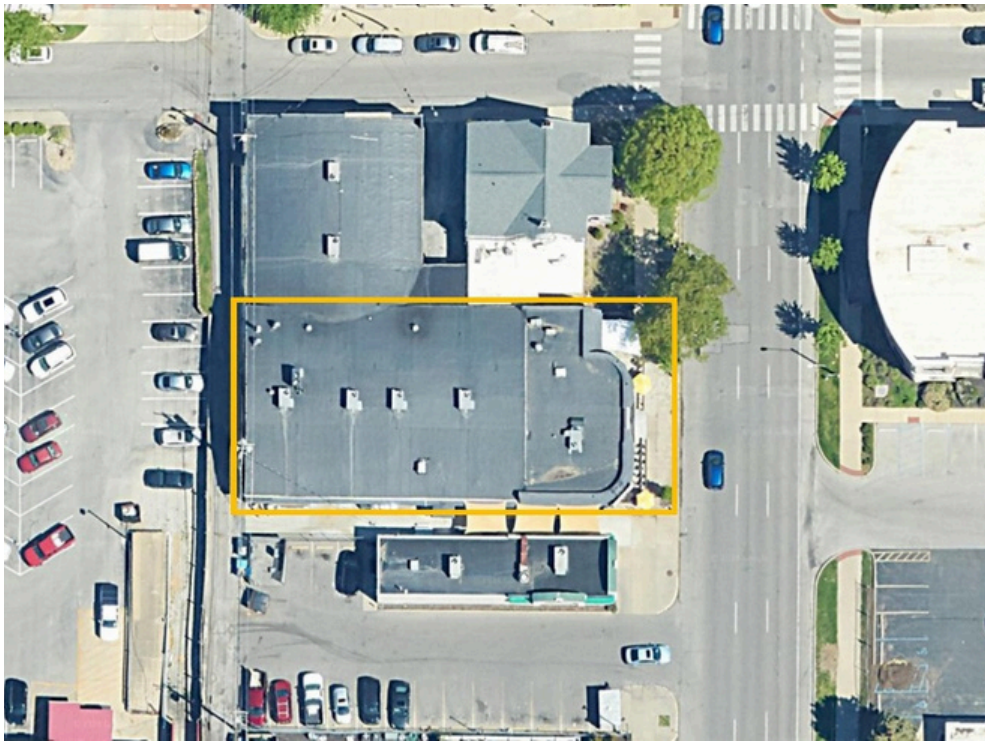
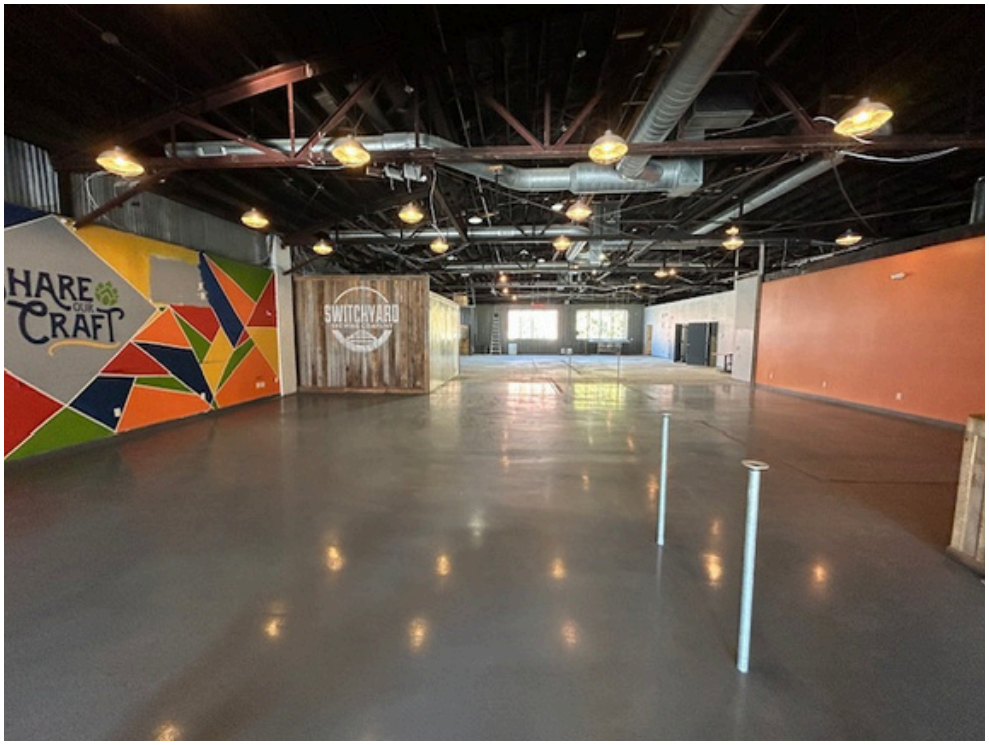
Zoned MD-DC (Mixed-Use Downtown Core)

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





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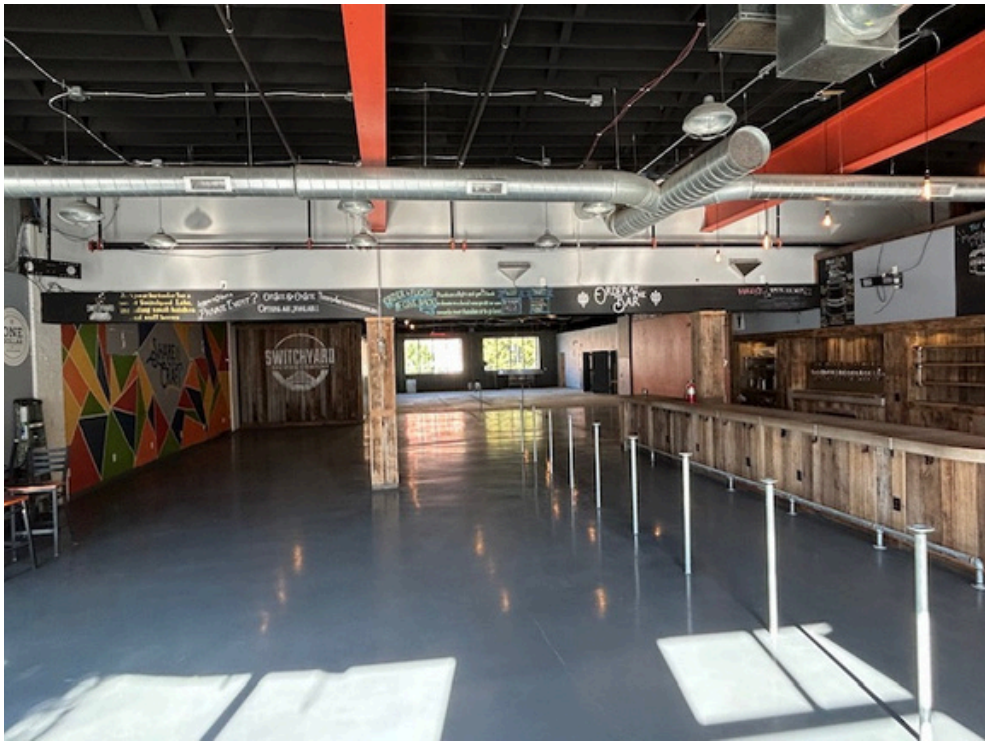
Property Pictures



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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.

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