



OFFICE BUILDING
FOR SALE

106 N. Pete Ellis Dr.
Bloomington, IN 47408

Total SF	+/-5,084
Zoning	Mixed Use Neighborhood Scale (MN)
Price	**$1,000,000**
Annual Real Estate Tax	**$8,087.42**

Excellent opportunity to acquire a ±5,084 SF commercial building located at 106 N. Pete Ellis Dr. on Bloomington's east side. Currently utilized as a daycare center, the property offers a functional layout suitable for continued childcare operations or potential alternative commercial uses. Zoned Mixed-Use Neighborhood Scale (MN), the property features on-site parking and convenient access to surrounding residential neighborhoods, retail establishments, and major transportation corridors. An excellent opportunity for an owner-user or investor looking to establish a presence in Bloomington's east-side market.









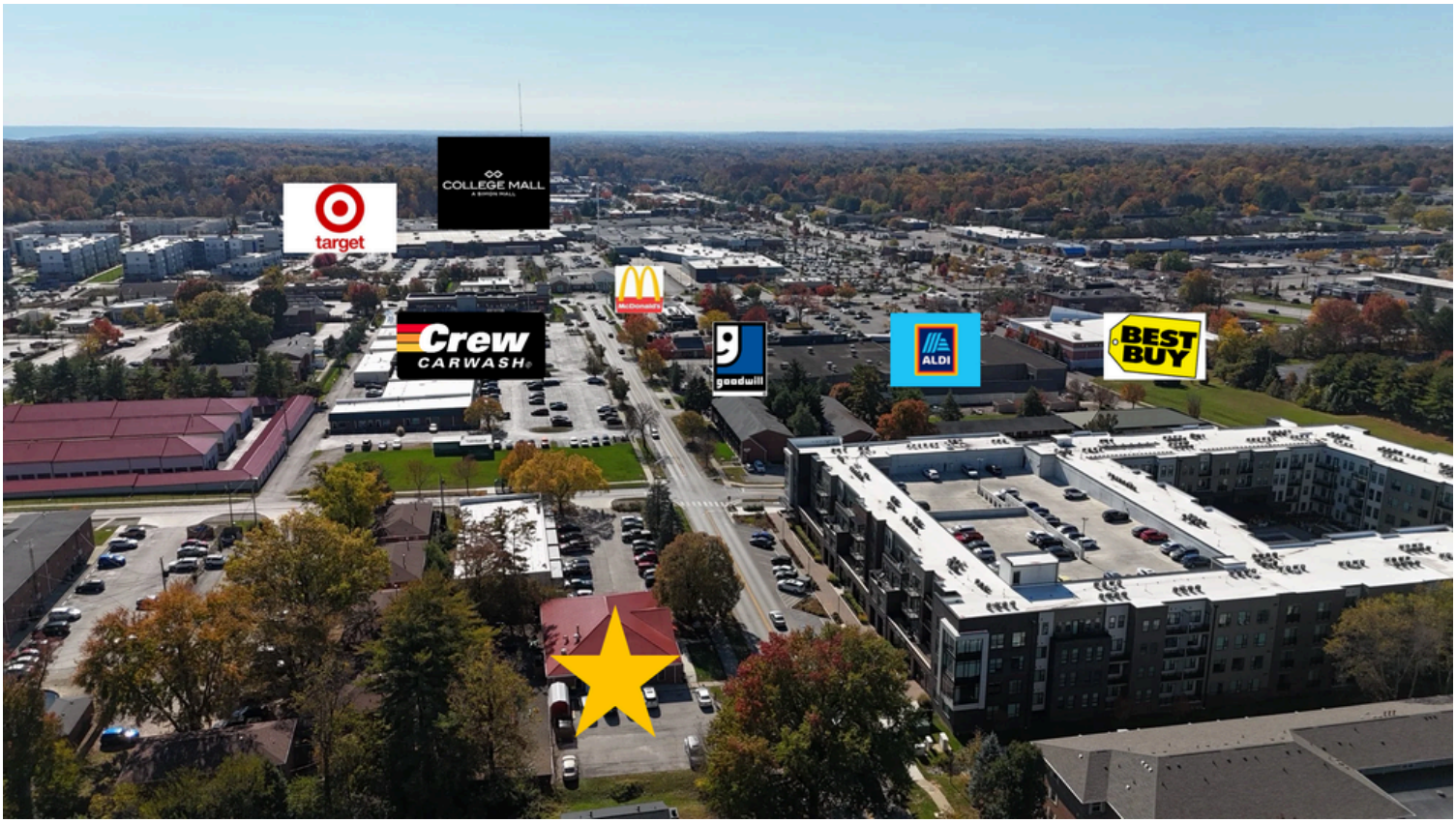
Additional Online information:
Cockerhamcommercial.com
ICREX.com
Homefinder.org
Loopnet.com
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COCKERHAM COMMERCIAL REAL ESTATE & CONSULTING
487 S. CLARIZZ BLVD. BLOOMINGTON, IN 47401
DIRECT: (812) 340-3083 - CHRIS@COCKERHAM.US
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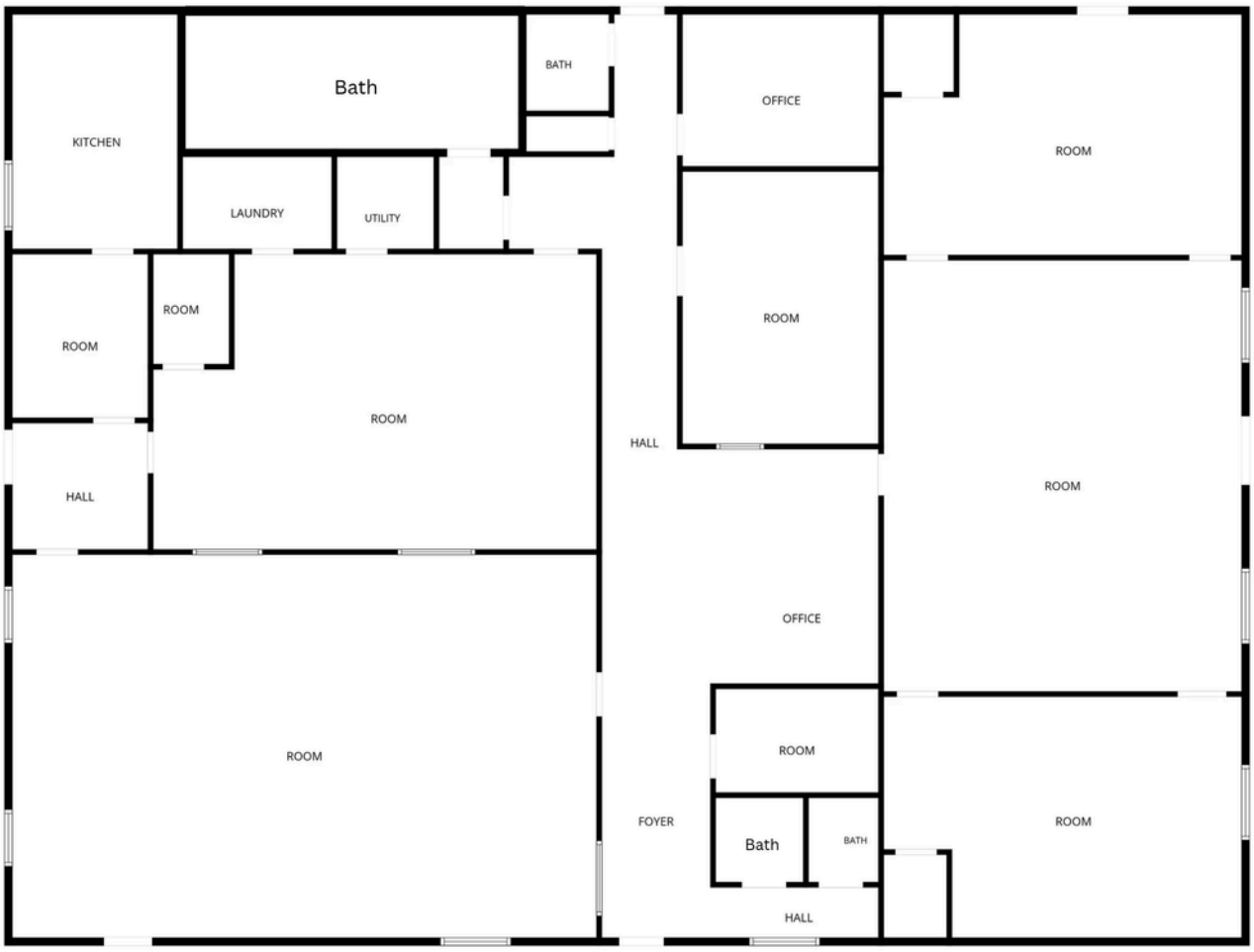
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FLOORPLAN



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

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