



306 E. Grove

Bloomington, Illinois

For SALE

(DOWNTOWN)



PROFESSIONAL OFFICE BUILDING

PROPERTY OVERVIEW

- ❖ Yoder Law Office Building
- ❖ Northwest corner of Grove and Gridley
- ❖ On-site parking—great access
- ❖ Seller will consider substantial credit at closing towards new parking lot
- ❖ Newer roof and A/C
- ❖ Nine (9) years remaining on roof warranty
- ❖ **MOTIVATED SELLERS**

FOR MORE DETAILS CONTACT:

Mike Flynn mflynn@cbcregroup.com

DETAILS

BUILDING:	5,100 sq. ft.
LOT:	14,640 sq. ft.
BUILT:	1975
ZONING:	B-3
TAX ID:	21-04-414-005
TAXES:	\$10,784 (2018)
REVISED PRICE:	\$375,000 (\$73.00/sq. ft.) \$334,495 (\$65.59/sq. ft.)

SELLING "AS IS"

Phone 309-662-2124

Fax 309-663-4707

304 N. Hershey Road
Bloomington, Illinois 61704

CBCWorldwide.com

Information deemed reliable but not guaranteed. All information is believed accurate, but is not warranted.

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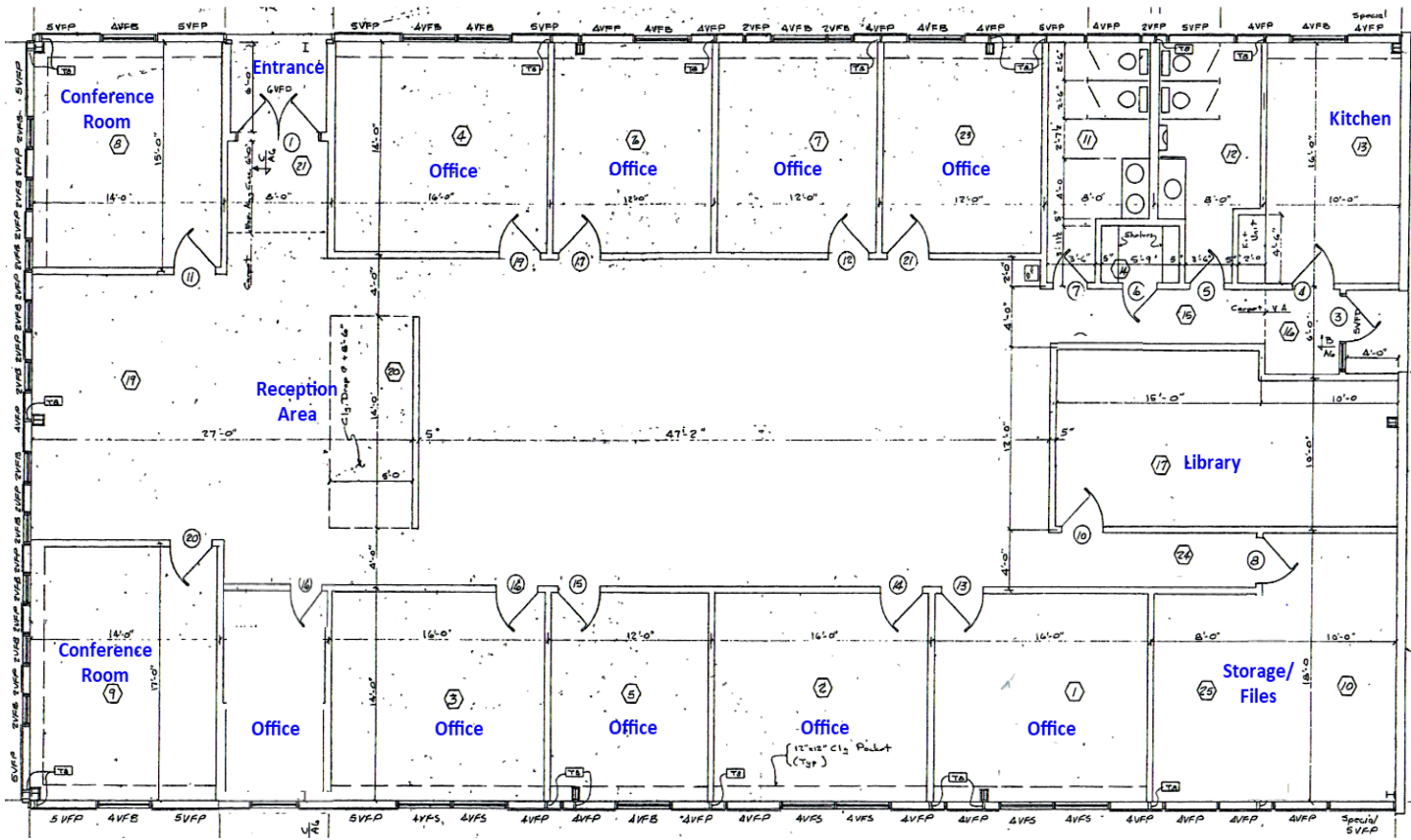


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