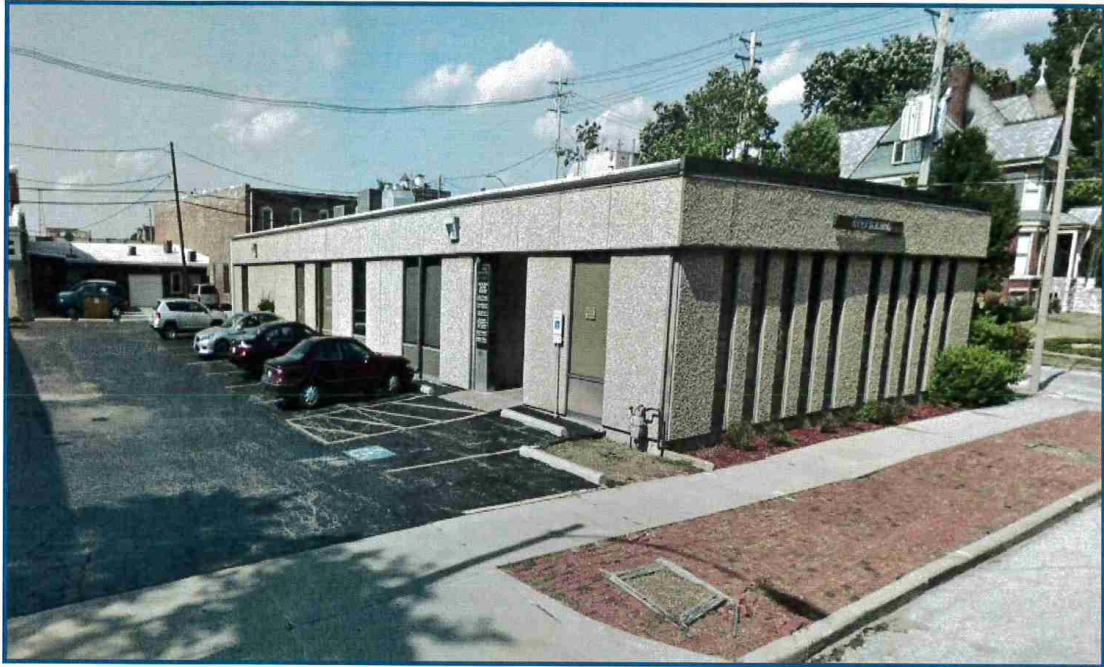




**306 E. Grove**  
**Bloomington, Illinois**

**For SALE**  
**(DOWNTOWN)**



# PROFESSIONAL OFFICE BUILDING

## PROPERTY OVERVIEW / DETAILS

- ❖ 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

<b>BUILDING:</b>	5,100 sq. ft.
<b>LOT:</b>	14,640 sq. ft.
<b>BUILT:</b>	1975
<b>ZONING:</b>	B-3
<b>TAX ID:</b>	21-04-414-005
<b>TAXES:</b>	\$10,786 (2017)
<b>REVISED PRICE:</b>	<del>\$399,000 (\$78/sq. ft.)</del> <b>\$375,000 (\$73/sq. ft.)</b>

**SELLING "AS IS"**

**FOR MORE DETAILS CONTACT:**

**Mike Flynn** [mflynn@cbcgroup.com](mailto:mflynn@cbcgroup.com)

**Phone** 309-662-2124  
**Fax** 309-663-4707

304 N. Hershey Road  
 Bloomington, Illinois 61704



306 E. Grove

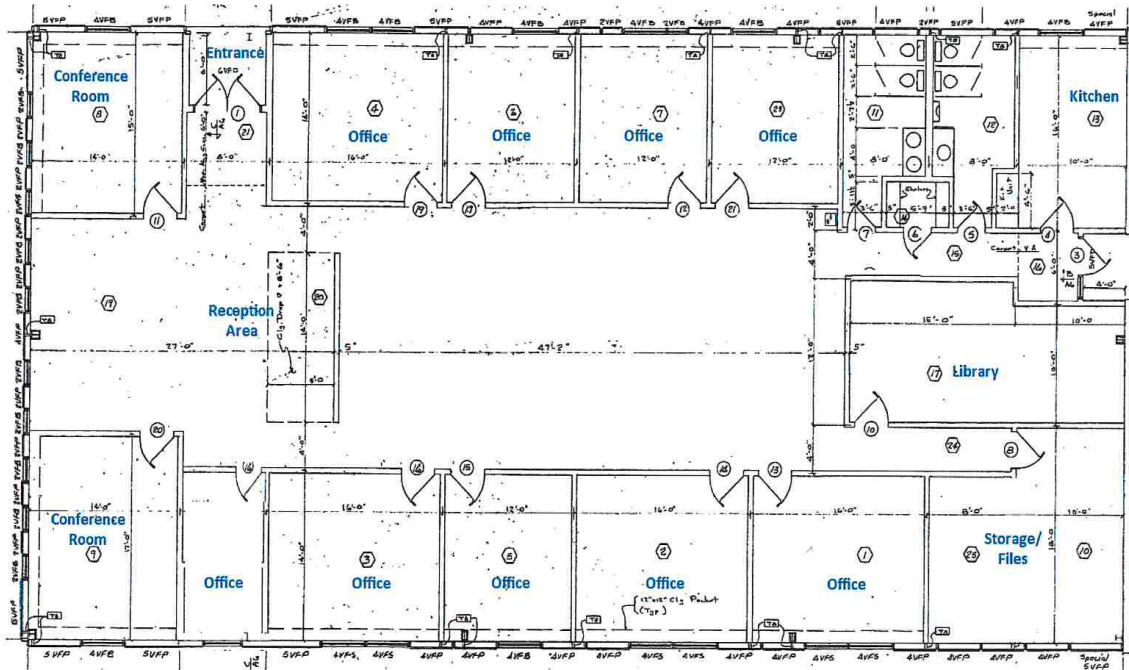
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**COLDWELL  
BANKER  
COMMERCIAL**  
THE REAL ESTATE GROUP



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