



3001 1/2 Gill St. Suite A
 Bloomington, IL 61704
axis360.co

**1304-1308 S. MAIN ST.
 BLOOMINGTON, IL**

CORNER LOT WITH GREAT SIGNAGE



BUILDING SIZE
 768 SF & 2,760 SF

LOT SIZE
 0.59 acres

SALE PRICE
 \$550,000

ZONING
 B1

TAXES (2023)
 \$10,689

TRAFFIC COUNT
 9,100 cpd S. Main Street
 8,200 cod S. Center Street

Autos 4 Less has relocated down the street leaving this property as an opportunity for a new business to grow, thrive and succeed.

The North building has a small reception, private office, restroom, garage space with floor drains, FRP on walls (perfect for auto detailing) and upgraded 220 service.

The South building has a large private office, two (2) restrooms, multiple bays with OH doors, water lines and air lines run throughout, two 9,000 lb. car lifts to remain in building.

Property has great signage, situated between E. Lincoln and E. Bissell, with multiple curb cuts off of S. Main Street and E. Bissell with a alley behind the property for additional access and egress.

Owner is in the process of moving and is not completely vacated.



The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative. This information is for illustrative purposes only.

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