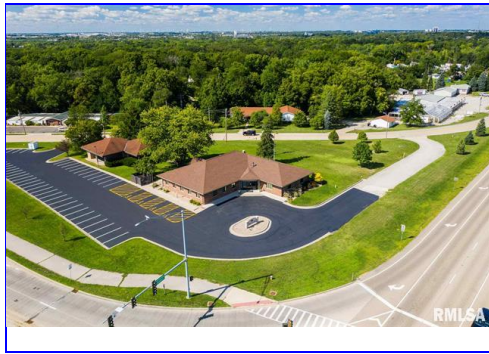




[Schedule a Showing](#)

Unbranded V Tour

Directions: Take I-474 E and I-74 to S Veterans Pkwy in Bloomington. Take exit 134B from I-74/US-51 S.

MLS #:	PA1218329	St:	Active	Cat:	Commercial	LP:	\$1,200,000
County:	McLean	Type:	Office	Virtually Stage Y/N:			
Addr:	2002 FOX CREEK			RD		Unit #:	
City:	Bloomington			IL	Zip Code:	61702	
Legal:							
Tot Bldg SqFt:	4,928	Sale:	Yes	Lease:	Yes		
Office SqFt:		Lease \$/Mo:		Lease Type:	Net		
Avail SqFt:	4,928	Lease \$/SqFt:		Lease Renewal			
Warehse SqFt:		Stories:		Lease \$/SqFt Ann			
CAM \$/SqFt:	\$2.19	Parking Spcs:	81	Subsqst Sale to Tenant:			
Handicap Mod:		# of Bldgs:	1	Year Built:	1982	Udgrd Strg Tank:	
Apx Lot SqFt:	129259	# of Units:		Apx Acres:		Zoning:	B1
Agent Owned:	Yes	Agent Related to Seller:	No	NDA:		100-Yr Flood Plain:	

Annual Taxes: \$13,362.78 / 2019	Exemptions:	Tax Incentive:	Projected Exp (IV):
Parcel ID: 21-17-302-017			Projected Inc (IV):
# Dock Doors:	# Rail Doors:	# Seats:	Sprinkler: No
			Sec Sys:
			Corn Suitability Rating/PI:
			Total Passthru Cost: \$28,000.00

PRIME LOCATION RIGHT OFF I-74! BEAUTIFULLY UPDATED 4,928 SQFT BUILDING W/NEWLY RENOVATED MAIN & LOWER LEVEL (2016). FRESHLY PAVED PRIVATE PARKING LOT W/81 PARKING SPACES AND CONVENIENT DROP OFF/PICK UP LANE BY FRONT DOORS. FULL ACCESS TO DOUBLE PAVILION NEXT TO OFFICE BLDG. NEW WIRING & PLUMBING! NEW MAINT. FREE FIBERGLASS PELLA WINDOWS. ROOF UPDATED 2012. MAIN LVL: MANY PRIVATE OFFICES W/MODERN GLASS WINDOWS & SLIDING DOORS, LARGE OPEN WORKING ENVIRONMENT W/SOUND BUFFERING SYSTEM, 2 CONF ROOMS, FULL KITCHEN, 2 RESTROOMS W/STONE ACCENT WALLS, MODERN SINKS & COUNTERS. MODERN FIRE PLACE BY RECEPTION DESK, COZY WAITING AREA, LIKE-NEW CARPET & TILE THROUGHOUT. LOWER LVL: MASSIVE CLASSROOM/MTG ROOM THAT CAN BE SPLIT UP IN MANY

FEATURES	Industrial / Office/ Retail /Multi-Family / Restaurant / Investment
LOCATION Other Location	SALE/LEASE INCLUDES Building
FRONTAGE/ACCESS Interstate, Frontage Road, Corner Lot, City Street	HEATING Forced Air, Gas
OTHER ACCESS None	COOLING Central Air
SEWER SOURCE Public Sewer	WALL CONSTRUCTION Frame
OWNERSHIP Individual	FLOORING Tile/Vinyl, Carpeted
AVAIL AT LIST OFFICE Legal Description, Aerial Photo	ROOF CONSTRUCTION Comp Shingle
TAX INCENTIVE None	EXTERIOR FINISH Other Exterior Finish
POSSIBLE FINANCING None	TERMS/LEASE Other Term/Lease
SHOWING INSTRUCTIONS Contact LA	

Land and Farm

Land with a House

Owner:	Also Ref MLS#:		
LO: Jim Maloof/REALTOR - Phone: 309-246-5020	Off License # 477014201	Fax:	
LA: Brittany Duffield	List Team:	Agt License # 475184938	
LA Email: bduffield@maloofrealty.com	Appointment Desk Phone: 309-219-3187	Cell:	
CLA: Scarlett R Palm - Phone: 309-361-2095		Cell: Phone: 309-361-2095	LD: 6/29/2020
OLA: Madeleine Palm		Cell:	XD:
Co-Op Comp (Sale) Negotiable	Co-Op Comp (Lease) 3%	Var Comm Rate	List Type: Exclusive Right to Lease
OLP: \$1,200,000	Selling Agent:	Co-Sell Office:	
Sold Price:	Selling Office:	How Sold:	
Closing Date:	Co-Sell Agent:	Type of Sale	
Concessions \$	Sold Conc Info	DOM: 105	CDOM: 105
Buyers Last Name	Lender/Mortgage Co		