# @ COMMERCIAL. CUSHMAN & WAKEFIELD



## **FOR SALE** 7340 North Wayport Road Bloomington, IN 47408

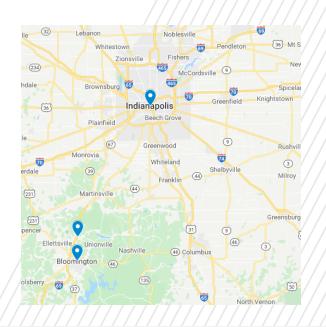


### PROPERTY HIGHLIGHTS

5,000 +/- sq ft building with 2.64 acres for sale at the Sample Rd exit on the North side of Bloomington. This is the first exit in Bloomington coming from Indianapolis. Previously a gas station, this is a prime location for any business needing convenient access between Indy and Bloomington. Zoned LB (Limited Business).

BUILDING SF	5,000 +/-
LAND SF	2.64 Acres
YEAR BUILT	1980
PARKING	N/A
TRAFFIC COUNTS	5,598

N/A
439
2,313
\$80,021
LB



#### **JEFF SCHEIDEGGER**

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### **AREA RETAILERS**

Oliver Winery & Vineyards, Scholars Inn Bakehouse, Bloomington Auto Parts, PEI Maintenance & Contracting General Contractors, & Thompson Furniture



### **LEGAL INFORMATION**

TAX PARCEL ID	53-02-33-100-017.000-017
2020 RE TAXES	\$18,215.04
ZONING	LB – Limited Business

### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### **OFFERING PROCESS**

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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