

# Flex Spaces at Westport Court

9 Westport Court, Bloomington, IL 61704



## SALE PRICE

**\$445,000**

## OFFERING SUMMARY

Building Size:	8,000 SF
Available SF:	
Lot Size:	0.53 Acres
Number Of Units:	3
Price / SF:	\$55.62
Cap Rate:	7.6%
NOI:	\$33,832
Year Built:	1992
Zoning:	B-1
Traffic Count:	19,458

## PROPERTY OVERVIEW

Core 3 is pleased to make this investment property available. The single building located on the premises currently is host to three individual tenants. This east-side flex space is conveniently located on East Empire (Rt 9 east) just three blocks east of Veteran's Parkway. The property is well maintained and has been professionally managed. (Broker Interest)

## LOCATION OVERVIEW

Find this commercial investment property on the desirable east-side of Bloomington, Illinois. The property is located at 9 Westport Court, but, is also contiguous to E Empire (Rt. 9). Located just blocks away from Veteran's Parkway and its east side business district.

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## INVESTMENT OVERVIEW

## 9 WESTPORT COURT

Price	\$445,000
Price per SF	\$55.63
CAP Rate	7.6%
Cash-on-Cash Return (yr 1)	7.6 %
Total Return (yr 1)	\$33,832
Debt Coverage Ratio	-

## OPERATING DATA

## 9 WESTPORT COURT

Gross Scheduled Income	\$57,600
Other Income	\$3,504
Total Scheduled Income	\$61,104
Vacancy Cost	\$0
Gross Income	\$61,104
Operating Expenses	\$27,272
Net Operating Income	\$33,832
Pre-Tax Cash Flow	\$33,832

## 9 Westport Court - Bloomington, IL

9 Westport Court, Bloomington, IL 61704

Building Name	9 Westport Court - Bloomington, IL
Property Type	Industrial
Property Subtype	Flex Space
APN	14-36-352-005
Building Size	8,000 SF
Lot Size	0.53 Acres
Year Built	1992
Number Of Floors	1
Average Floor Size	8,000 SF
Parking Spaces	29
Construction Status	Existing
Free Standing	Yes
Number Of Buildings	1

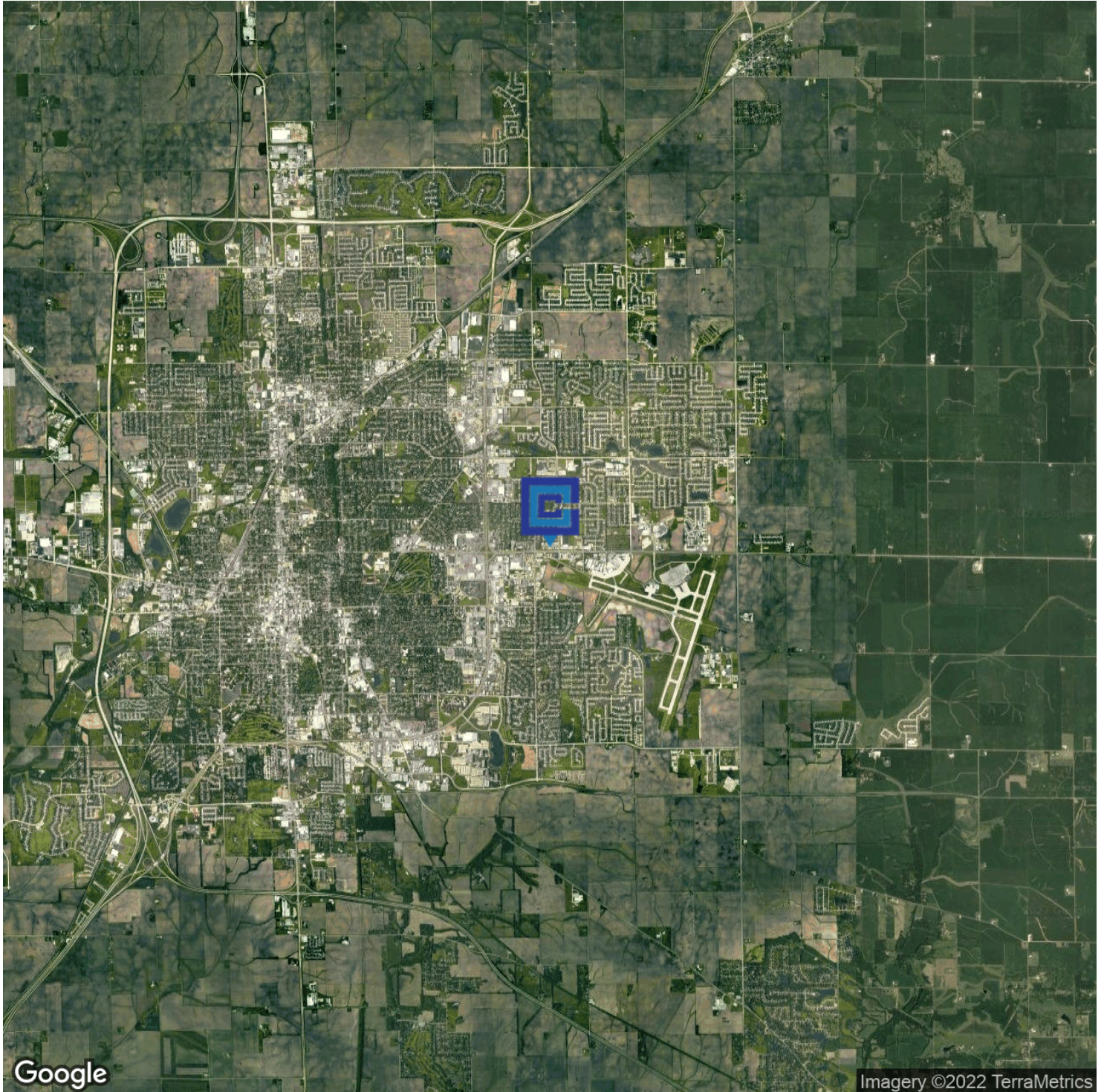




*Investment Property for Sale*

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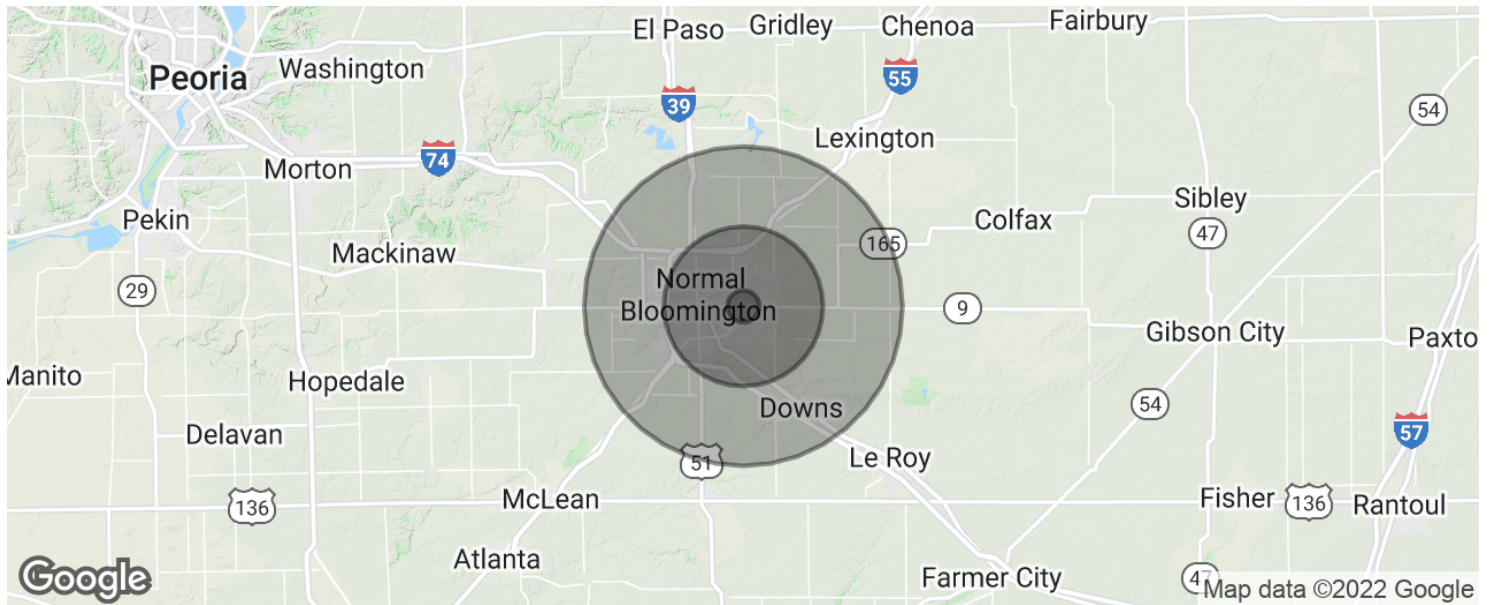
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	11,408	134,256	182,408
Median age	32.3	31.7	32.0
Median age (Male)	30.5	30.8	31.3
Median age (Female)	34.3	32.9	33.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	4,802	50,688	68,671
# of persons per HH	2.4	2.6	2.7
Average HH income	\$81,201	\$71,682	\$71,319
Average house value	\$162,187	\$190,664	\$183,640

\* Demographic data derived from 2010 US Census



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### MARK FETZER

President - Managing Broker

mark.fetzer@svn.com

**Direct:** 309.590.7900

#### CORE 3 COMMERCIAL REAL ESTATE

1707 E. Hamilton Rd Suite 1A

Bloomington, IL 61704

309.808.2125