



FOR SALE

\$175,000

RETAIL, OFFICE, LIGHT SERVICE, BAR OR LOUNGE

3,288 SQFT

0.39 AC

ADAM WELTHA
(515)-2902-417

ADAM@WELTHAREALESTATESERVICES.COM

REMAX
COMMERCIAL

1406 Commercial Street Waterloo, IA 50702

Located along the Commercial Street corridor near downtown Waterloo, 1406 Commercial Street sits within a versatile mixed-use commercial and light industrial district running parallel to the Cedar River. The building offers between 3,288 square feet of functional space. Making it a well-proportioned site for mid-sized operations. On-site vehicular access includes approximately 12 to 18 dedicated paved parking stalls, complemented by ample public street parking directly along Commercial Street.

Zoned as C-2 or C-3 Commercial District, the property benefits from flexible local zoning that supports a wide range of uses, including retail, office, light service, and assembly functions. The surrounding neighborhood reflects a diverse commercial mix: immediate neighbors include auto repair shops and trade contractors.