

# FOR LEASE



## 1840 S GILBERT ST, STE A, IOWA CITY **\$1,300 / GROSS**

This affordable commercial offering is a unique combination of retail space and garage space. The front retail space is an open concept with a single ADA restroom. Garage space has a 10x10 garage door in the rear of the building. Great visibility from Gilbert St with almost 7000 cars per day. Off street parking in front and back. Priced at \$1300 gross per month.

**Total Monthly Rent:** \$1,300

**Zoning:**

CC2

**Total SqFt:**

1300 SQFT

**Traffic Count:**

7,000 cars on S Gilbert St per day

**Directions:**

South on Gilbert St from Hwy 6, east side of street.

Information deemed reliable, but not guaranteed.

**Jeff Edberg, CCIM, SIOR**

Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

**Carmen Krueger, Realtor®**

Jeff Edberg Team

📞 319-330-4927

✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

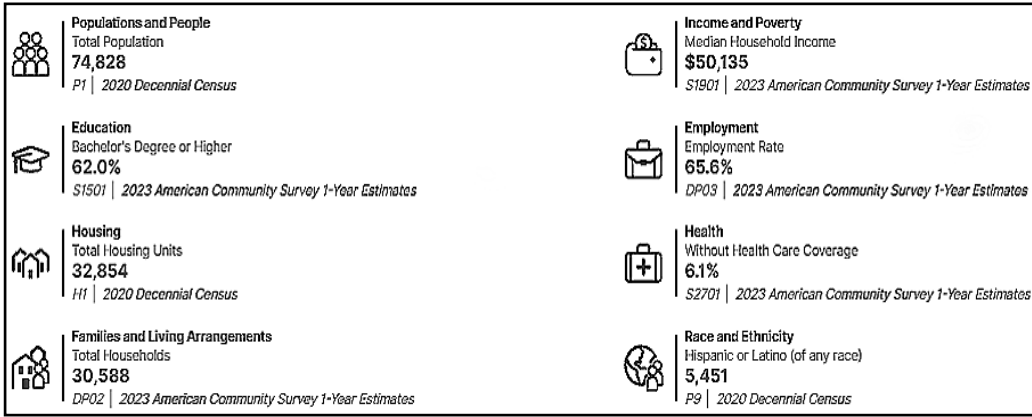
Licensed to sell real estate in the State of Iowa

**LKR**  
LEPIC-KROEGER, REALTORS®

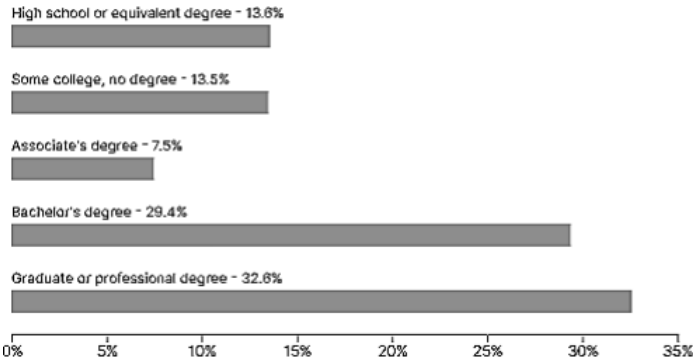
2346 Mormon Trek Blvd, Iowa City, IA 52246

**1840 S GILBERT ST, STE A, IOWA CITY**  
**\$1,300 / GROSS**

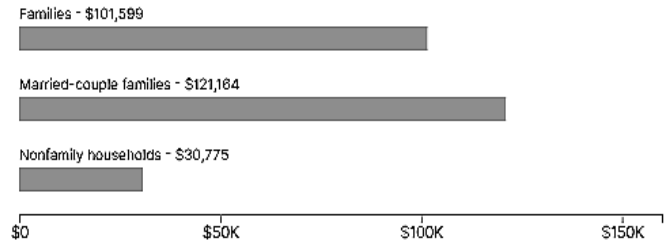
**FOR LEASE**



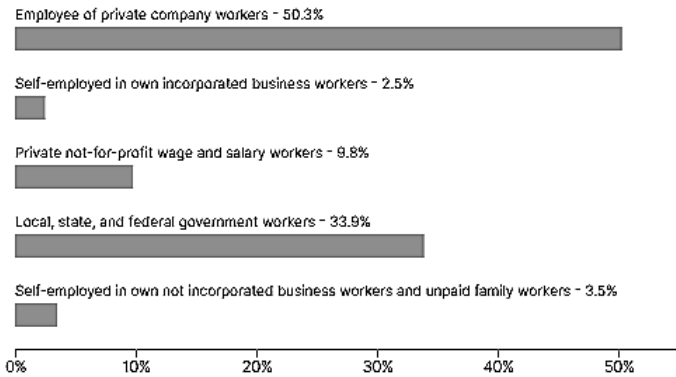
**Education Attainment (Population 25 Years and Older)**  
 in Iowa City city, Iowa



**Median Income by Types of Families**  
 in Iowa City city, Iowa

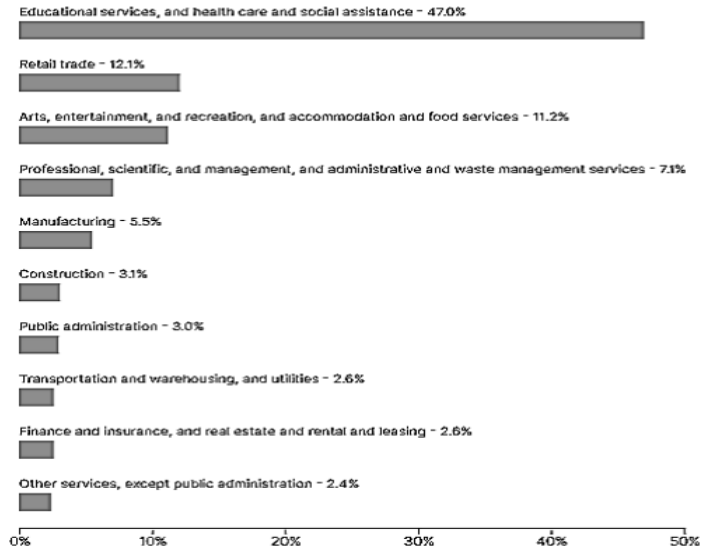


**Class of Worker**  
 in Iowa City city, Iowa



**Industry**

**Industry for the Civilian Employed Population 16 Years and ...**  
 in Iowa City city, Iowa



**Jeff Edberg, CCIM, SIOR**

**Jeff Edberg Team**

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

**Carmen Krueger, Realtor®**

**Jeff Edberg Team**

📞 319-330-4927

✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

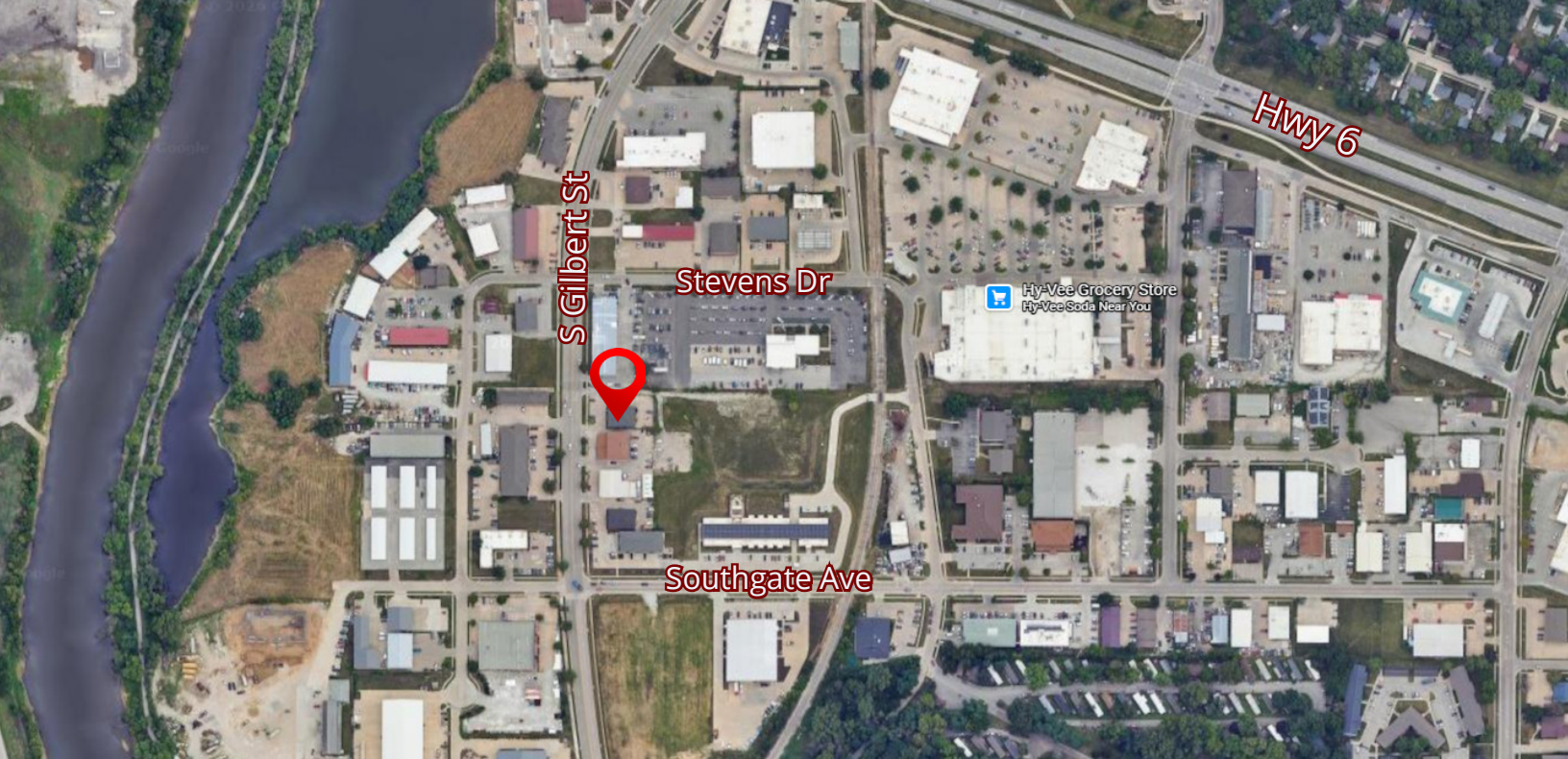
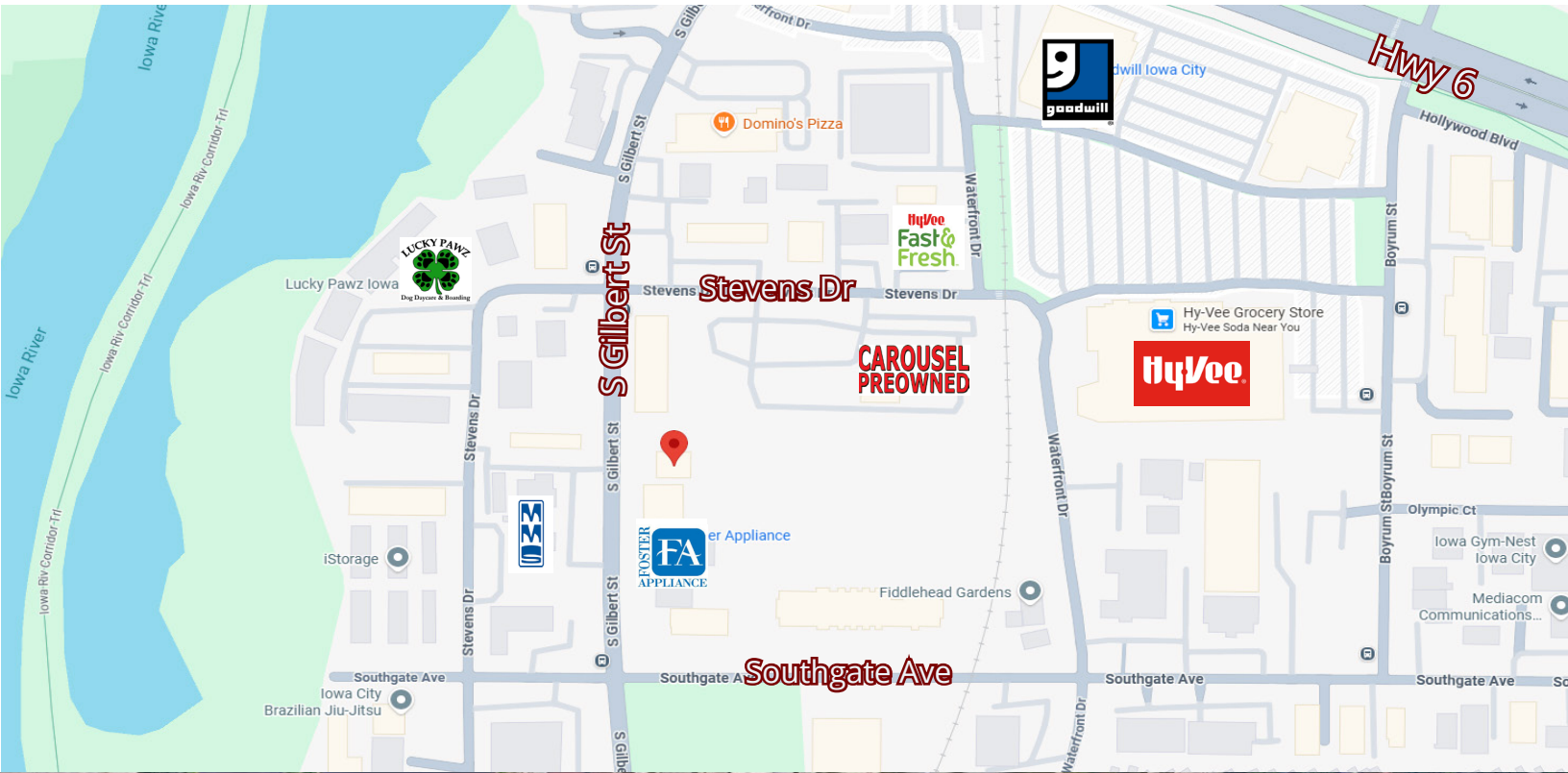
Licensed to sell real estate in the State of Iowa



2346 Mormon Trek Blvd, Iowa City, IA 52246

1840 S GILBERT ST, STE A, IOWA CITY  
**\$1,300 / GROSS**

**FOR LEASE**



**Jeff Edberg, CCIM, SIOR**

Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

**Carmen Krueger, Realtor®**

Jeff Edberg Team

📞 319-330-4927

✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

**LKR**  
LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd, Iowa City, IA 52246