



113 Iowa Ave

113 Iowa Ave, Iowa City, IA 52240



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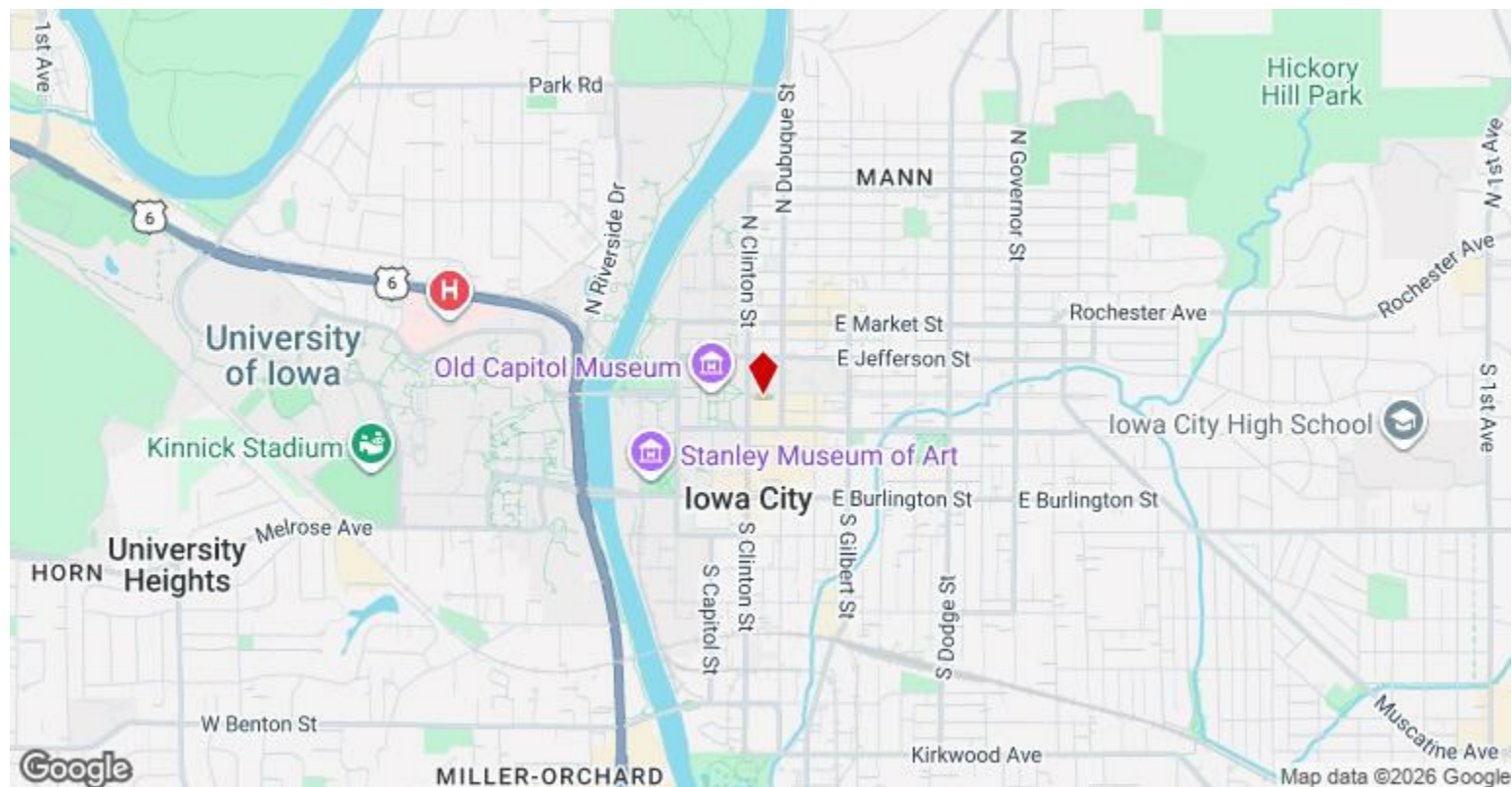
\$1,250,000

Sale to be part of a 1031 exchange
Cash financing is the only way to pencil to just over a 5% cap rate. Building main floor and basement (1900 sq. ft) leased by retail tenant through January 31, 2030 and tenant has three, 5 year options. Residential space above (988 sq. ft) fully rented without lease which could make easier for renovation options.... Don't miss the chance to own property downtown Iowa City!

Price:	\$1,250,000
Property Type:	Retail
Property Subtype:	Storefront
Building Class:	B
Sale Type:	Investment
Cap Rate:	5.11%
Lot Size:	0.08 AC
Gross Building Area:	7,076 SF
Sale Conditions:	1031 Exchange
No. Stories:	2
Year Built:	1900
Tenancy:	Multi
Parking Ratio:	0/1,000 SF
Zoning Description:	CB10
APN / Parcel ID:	1010311012

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Wedge Pizza	-	



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