

FOR SALE Office Space



2919 1st Ave SE
Cedar Rapids, IA

JIM ANGSTMAN, REALTOR, CCIM
319-540-1800
JimAngstman@Realty87.com
Licensed in the State of Iowa

REALTY87
COMMERCIAL

JIM ZACHAR, REALTOR
319-389-0008
JimZachar@Realty87.com
Licensed in the State of Iowa

PROPERTY FEATURES



GROSS SQUARE FEET: 4,140



LOT SIZE: 15,660SF



ZONING: Trad MU



YEAR BUILT: 1957



HVAC: Central



STORIES: 3 levels - all separate entrances



TRAFFIC COUNT: 20,000 + daily



PRIVATE OFFICES: Yes



PARKING: 12 off-street spots on south side
4 off-street in front of building



FLOORING: Carpet, Concrete Slab

DETAILS:

- Upper Level:
 - Renovated residential living area
 - New flooring, lights, paint
- Main Level:
 - Class A office space
- Lower Level:
 - Office, education, conference, meeting space
- All levels have new windows and private restrooms
- New roof in 2020
- Listing includes 2925 1st Ave SE (vacant lot)

PRICE: \$475,000

2919 1st Ave SE
Cedar Rapids, IA 52403

JIM ANGSTMAN, REALTOR, CCIM
319-540-1800
JimAngstman@Realty87.com
Licensed in the State of Iowa

JIM ZACHAR, REALTOR
319-389-0008
JimZachar@Realty87.com
Licensed in the State of Iowa

REALTY87
COMMERCIAL

PROPERTY PICTURES

MAIN LEVEL



LOWER LEVEL

UPPER LEVEL

EXTERIOR

2919 1st Ave SE
Cedar Rapids, IA 52403

JIM ANGSTMAN, REALTOR, CCIM
319-540-1800
JimAngstman@Realty87.com
Licensed in the State of Iowa

JIM ZACHAR, REALTOR
319-389-0008
JimZachar@Realty87.com
Licensed in the State of Iowa

REALTY87
COMMERCIAL

AERIAL



2919 1st Ave SE
Cedar Rapids, IA 52403

JIM ANGSTMAN, REALTOR, CCIM
319-540-1800
JimAngstman@Realty87.com
Licensed in the State of Iowa

JIM ZACHAR, REALTOR
319-389-0008
JimZachar@Realty87.com
Licensed in the State of Iowa

REALTY87
COMMERCIAL

5408 Blairs Forest Way NE | Cedar Rapids, IA 52402

Buyer to verify all information. Information is deemed reliable, but not guaranteed.
Data: Realtor Property Resource (RPR &/or IowaDOT)