

FOR SALE

Office Space & Vacant Lot



2919 1st Ave SE
Cedar Rapids, IA

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

REALTY87
COMMERCIAL

JIM ZACHAR, REALTOR
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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



VACANT LOT: 72'x180' buildable lot
fronting 1st Ave SE



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

PRICE: \$475,000

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PROPERTY PICTURES

MAIN LEVEL



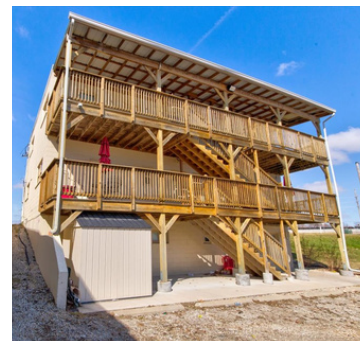
LOWER LEVEL



UPPER LEVEL



EXTERIOR



VACANT LOT



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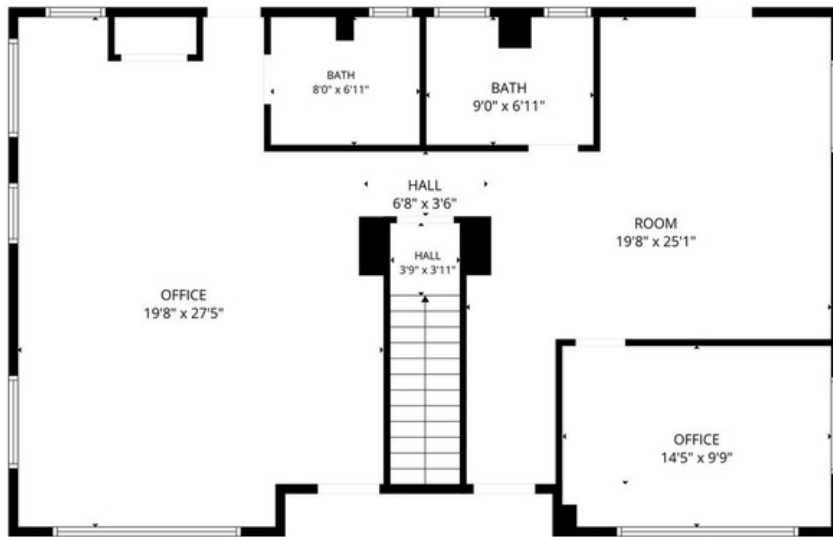
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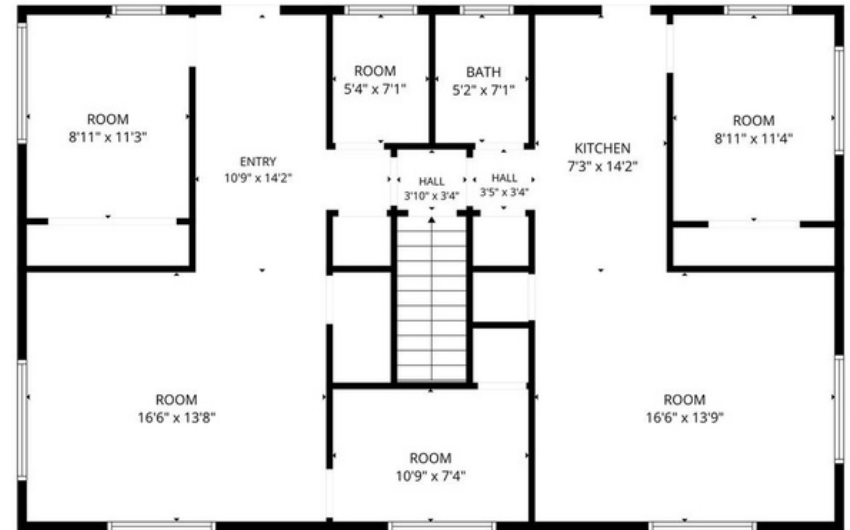
FLOOR PLANS

MAIN LEVEL

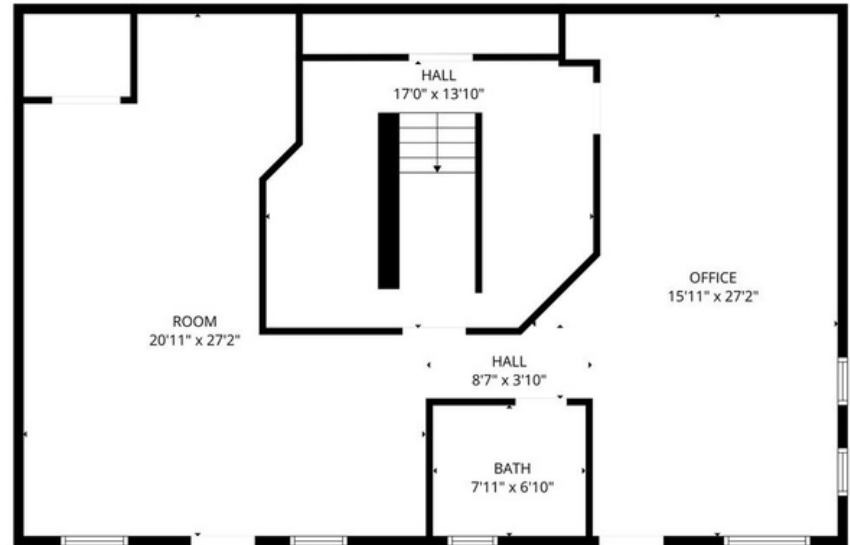


Floor plans created by CUBICASA APP Deemed highly reliable but not guaranteed.

UPPER LEVEL



LOWER LEVEL



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LOCATION



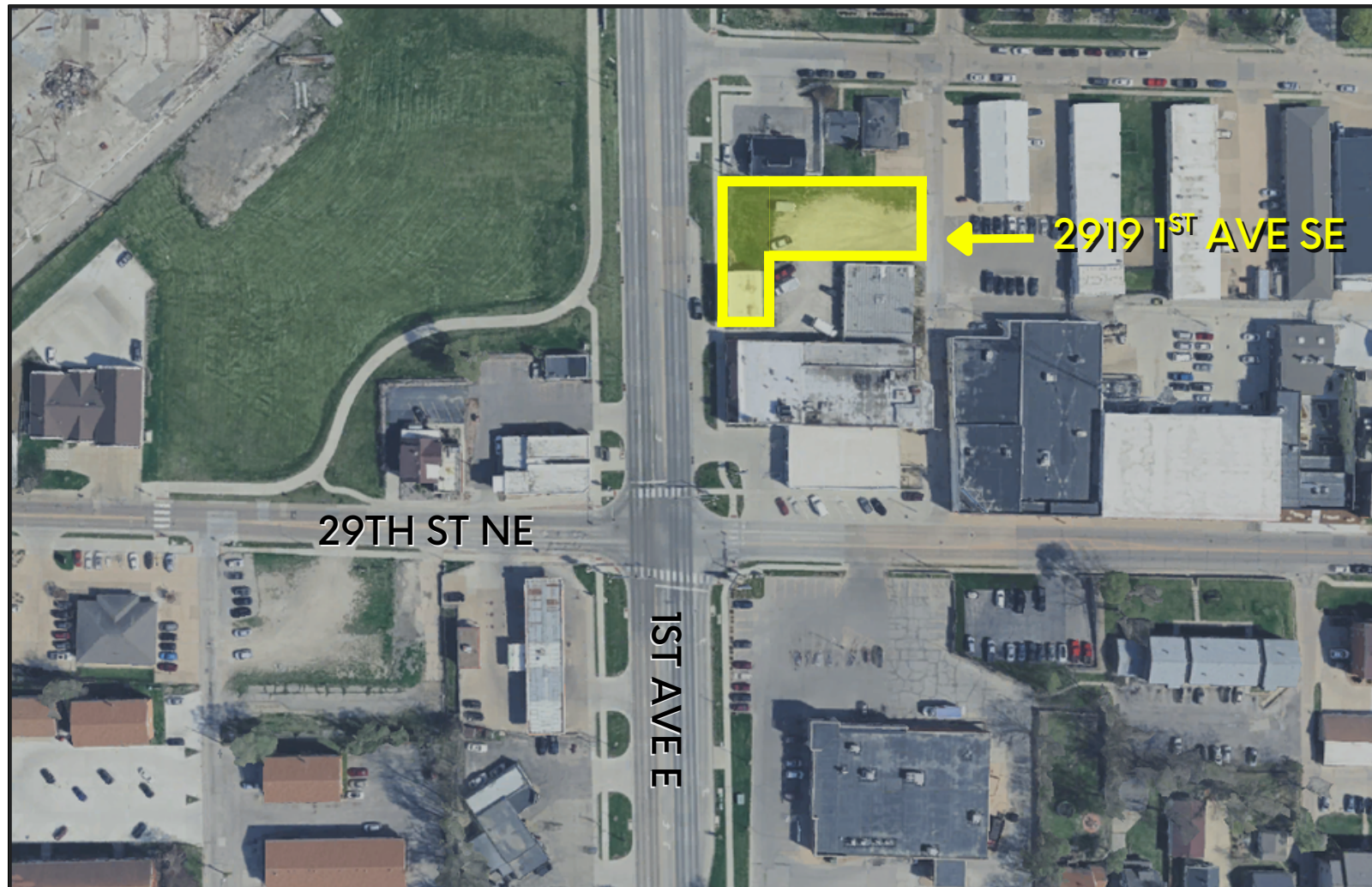
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AERIAL



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