



VERSATILE COMMERCIAL PROPERTY **FOR SALE**

Well-located small NNN in Iowa City's established commercial and service corridor, with easy access and good visibility off Orchard Street. Priced at \$235,000 reflecting a 7.14% cap rate on current income. Current NNN lease runs through March 2027 with a renewal option in place. Depending on how the tenancy plays out, this could work well for a service-oriented business or investor looking for a functional building in a proven Iowa City location. Building lends itself well to auto repair, light service, or similar uses. The building next door at 121 W Benton St is also available for sale.

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