

# FOR SALE



## 2545 N DODGE ST, STE B, IOWA CITY

**\$1,000,000**

This 5060 SF suite is for sale or lease. It's current condition is a blank slate with the duct work distributed, sprinkler heads turned down and 2 shared restrooms finished. Currently divided into 2 spaces of approx 3450 SF and 1610 SF. Abundant windows and ample parking for the building. Excellent signage opportunity with roughly 10k cars per day on N Dodge. Neighboring tenants include Caravel Autism Health, Cardio Diagnostics, Larew Internal Medicine & Jimmy Johns. For lease in separate listing; base + approx NNN charges = \$8,947.77 per month gross.

**Price:**  
\$1,000,000

**Zoning:**  
CH1

**Total SqFt:**  
5060 SQFT

**Traffic Count:**  
8,850 cars on N Dodge St per day

**Directions:**  
North on N Dodge St from I80, east on Highlander PI, 2nd building on the left side.

Information deemed reliable, but not guaranteed.

**Jeff Edberg, CCIM, SIOR**

**Jeff Edberg Team**

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Licensed to sell real estate in the State of Iowa

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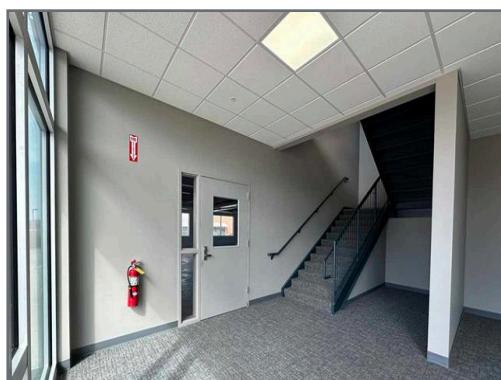
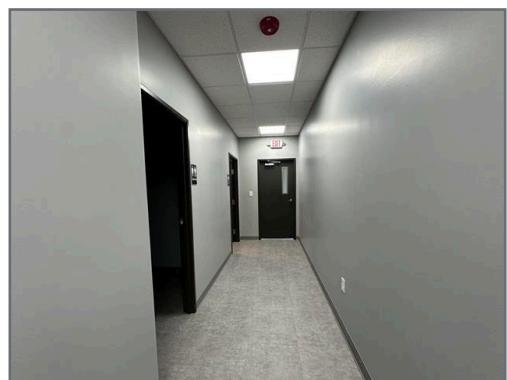
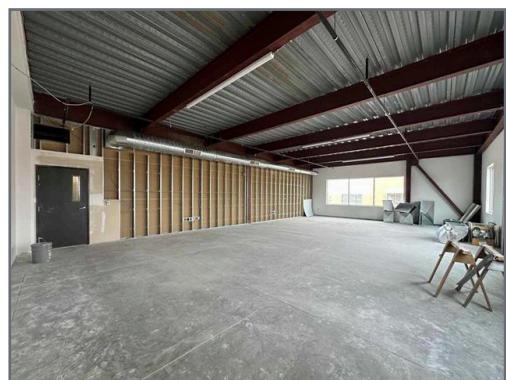
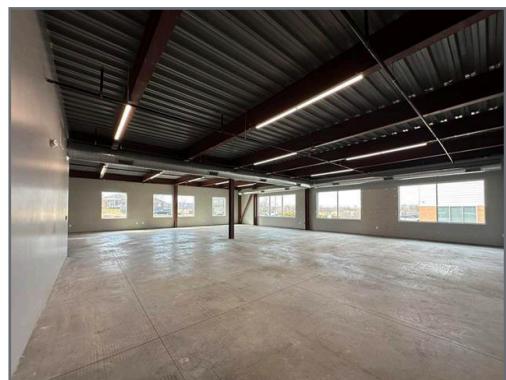
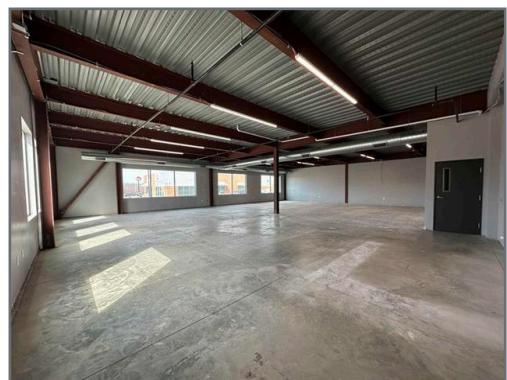
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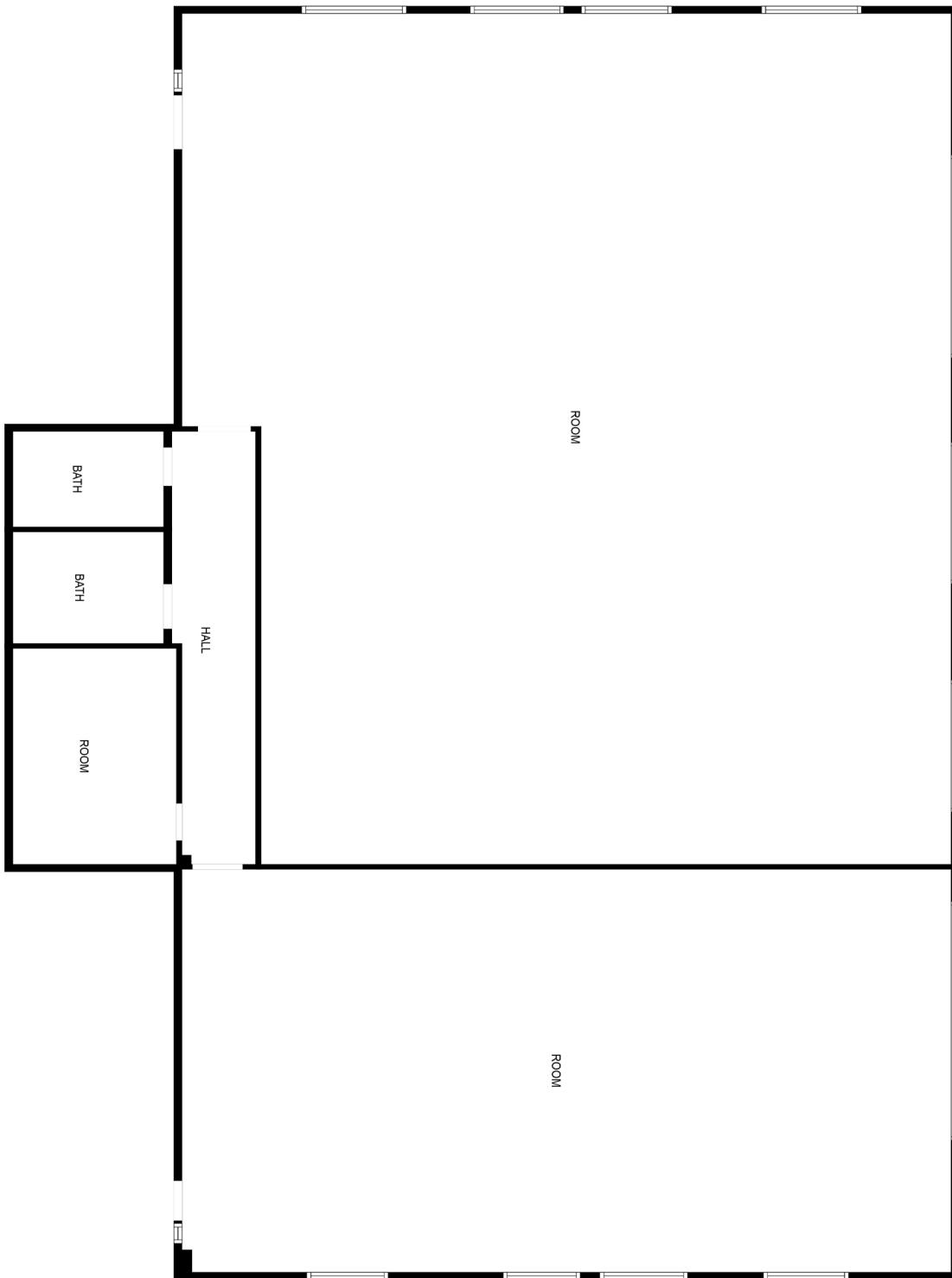
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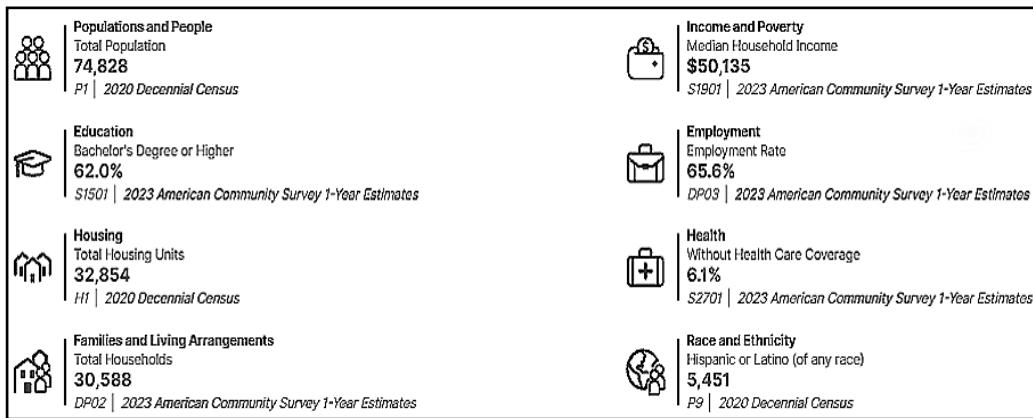
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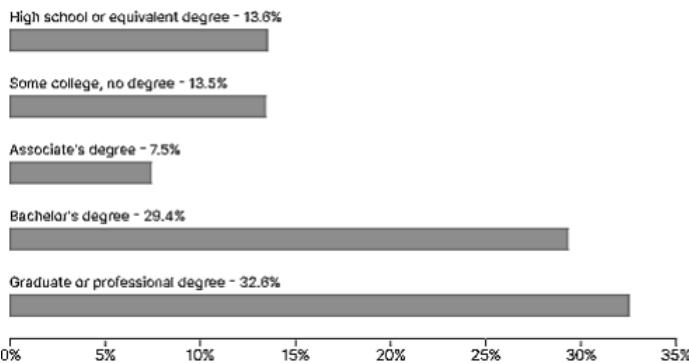
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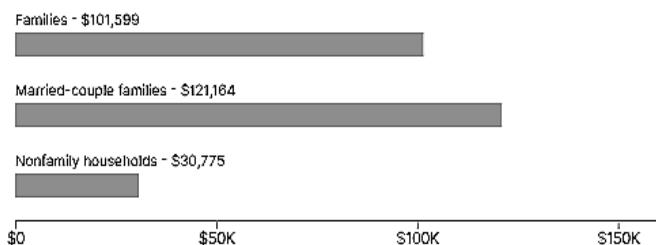
#### Education Attainment (Population 25 Years and Older)

in Iowa City city, Iowa



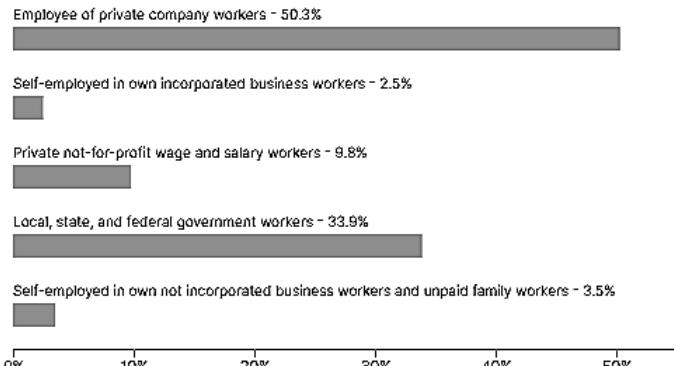
#### Median Income by Types of Families

in Iowa City city, Iowa



#### Class of Worker

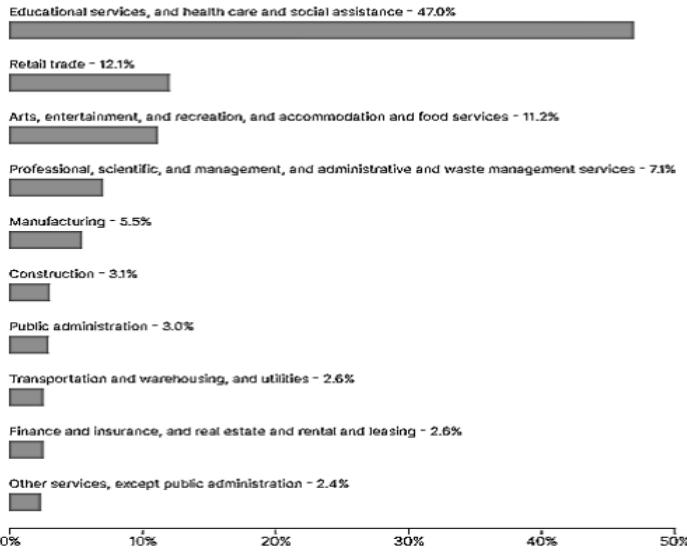
in Iowa City city, Iowa



#### Industry

##### Industry for the Civilian Employed Population 16 Years and ...

in Iowa City city, Iowa



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