

# DUAL COMMERCIAL INVESTMENT OPPORTUNITY **FOR SALE**

Two NNN investment opportunities available separately in Iowa City — a proven university market with stable long-term demand. Both properties are absolute NNN with tenants handling operating expenses, offering low-management income for the right buyer.

**121 W Benton Street** is the anchor of the two, a single-tenant absolute NNN with over 7 years remaining on a 10-year lease, annual rent bumps, and two 10-year renewal options extending the investment horizon well into the future. Priced at \$1,350,000 at a 7.42% cap rate.

**824 Orchard Street** offers a more compact NNN play at \$235,000, 7.14% cap on current income in Iowa City's established service corridor. Current lease runs through March 2027 with a renewal option, and the building suits a range of service-oriented uses.

Properties may be purchased separately. Both are well-positioned in Iowa City's commercial core, with easy access and established tenant bases. Contact listing agent for details on either or both.



**121 W BENTON ST. & 824 ORCHARD ST. — IOWA CITY, IA 52240**



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