

FOR SALE
REDUCED PRICE

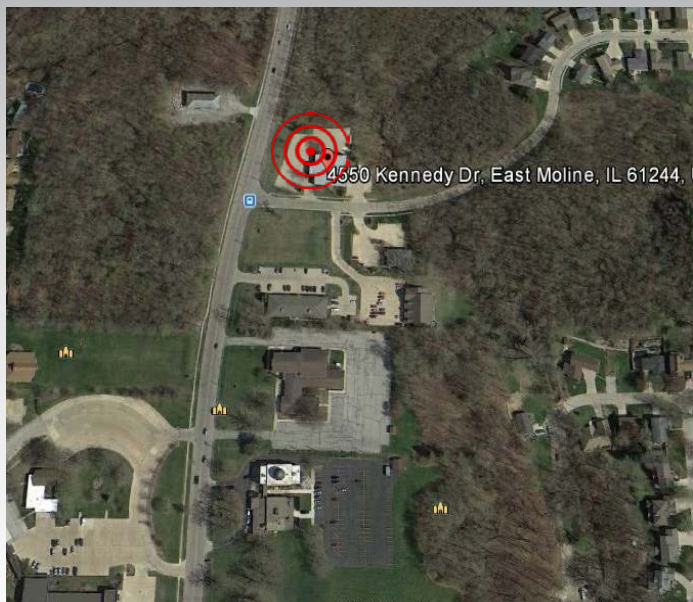


Excellent
Investment
Opportunity

14,944 SF Office Building

4550 Kennedy Drive, East Moline, IL

TheHawkeyeGroup.com



Property Features

- 14,944 SF – Total Office Building (2 levels)
- .76 Acres (33,232 SF) – Total Land
- Elevator served – Handicapped accessible
- Extremely reasonable utilities due to geothermal heating and air conditioning
- Excellent opportunity for user or investor with one level already leased and 7,472 SF available For Lease
- 59 parking spaces located on site
- Real Estate Taxes – \$47,561.04 (2018/2019)
- **Reduced Sale Price: \$999,500.00**
- 7,472 SF - Lower Level For Lease - \$7.00 psf/yr. NET; CAM - \$2.20 psf; Real Estate Taxes - \$3.18 psf

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Revised 08/22/2019

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Ample
Parking
Available



Back
View of
Office
Building

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