

FOR SALE



2346 MORMON TREK BLVD, IOWA CITY

\$4,750,000

The Grandview Building on Mormon Trek Blvd is a class A Building with 28,545 square feet of space. It has two surface parking lots as well as underground parking. It is fully leased with a gross income of \$521,019 and a net operating income of \$284,880. The capitalization rate is 6.0%. The tenants include Covenant Family Solutions, Alberhasky Eye, United Iowa Financial, Lepic-Kroeger, Realtors, City Constructoin, Willow Creek Dentistry and Susan Mimms Financial. The total leased space is 25,246 and is fully elevator served from the lower level garage to the second floor. Specific leases and financial information are available upon the recipient signing a non-disclosure agreement.

Information deemed reliable, but not guaranteed.

Price:

\$4,750,000

Zoning:

CO1

Total SqFt:

28545 SQFT

Traffic Count:

11,300 cars on Mormon Trek Blvd
per day

Directions:

At the intersection of Mormon
Trek Blvd & West Side Dr.

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

Jeff Edberg Team

📞 319-330-4927

✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

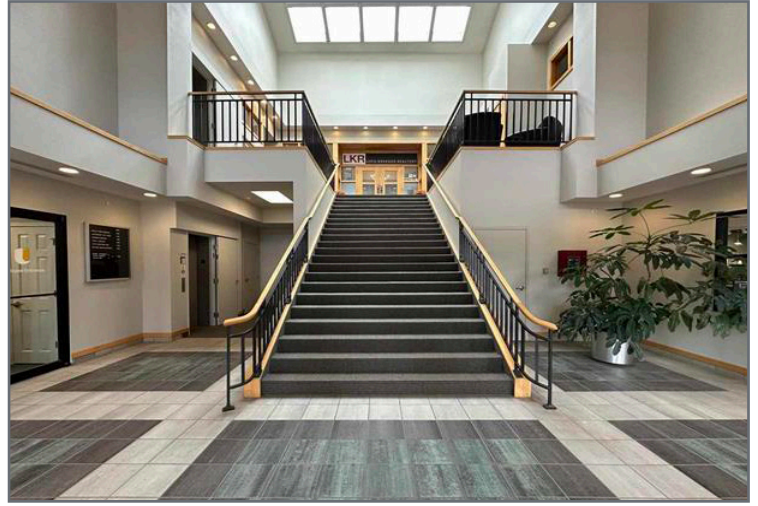
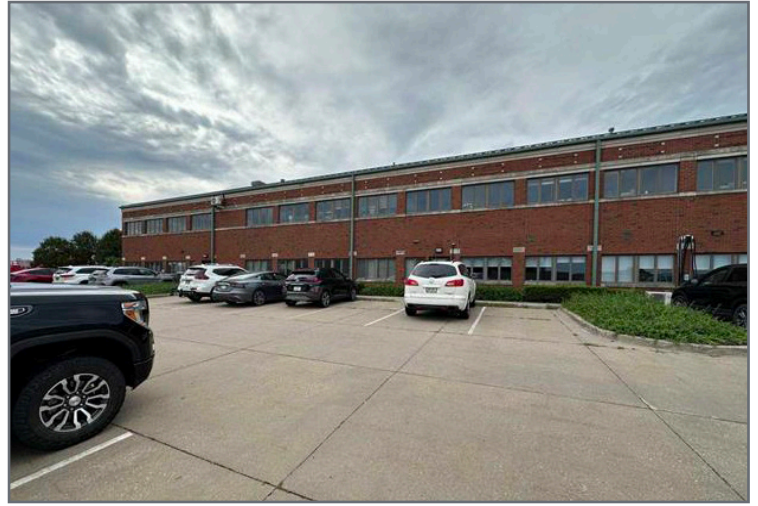
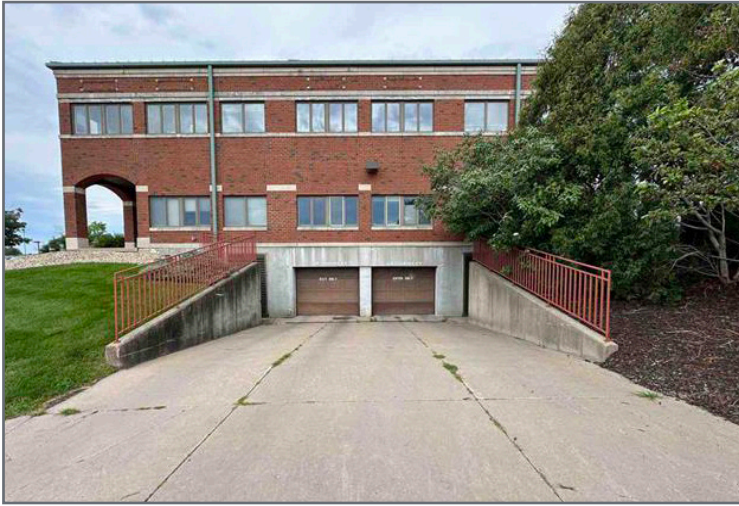
Licensed to sell real estate in the State of Iowa

LKR
LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd, Iowa City, IA 52246

2346 MORMON TREK BLVD, IOWA CITY
\$4,750,000

FOR SALE



Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

Jeff Edberg Team

📞 319-330-4927

✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

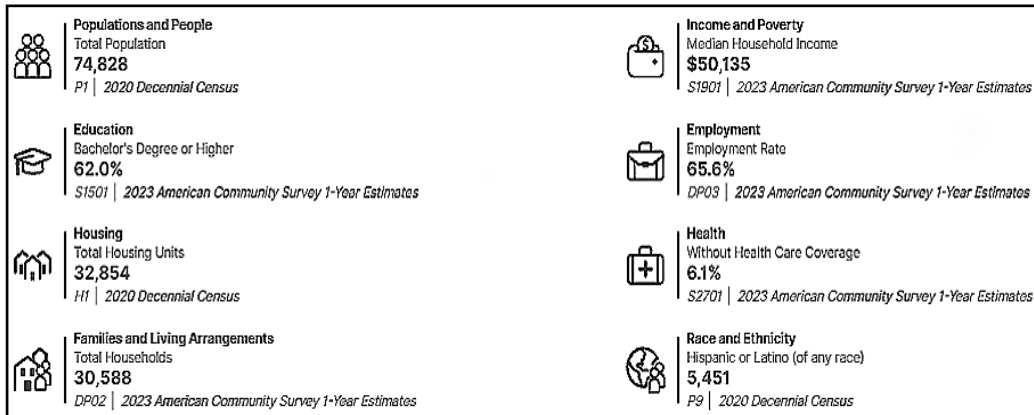
Licensed to sell real estate in the State of Iowa

LKR
LEPIC-KROEGER, REALTORS®

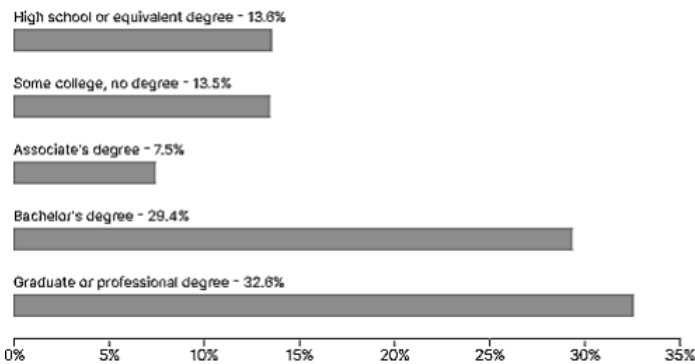
2346 Mormon Trek Blvd, Iowa City, IA 52246

2346 MORMON TREK BLVD, IOWA CITY
\$4,750,000

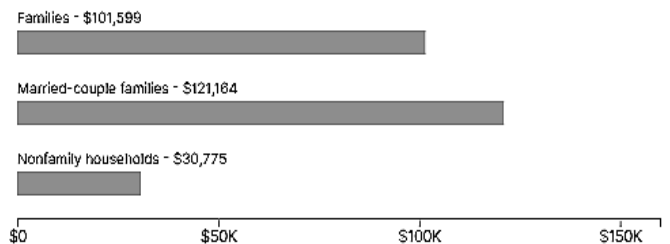
FOR SALE



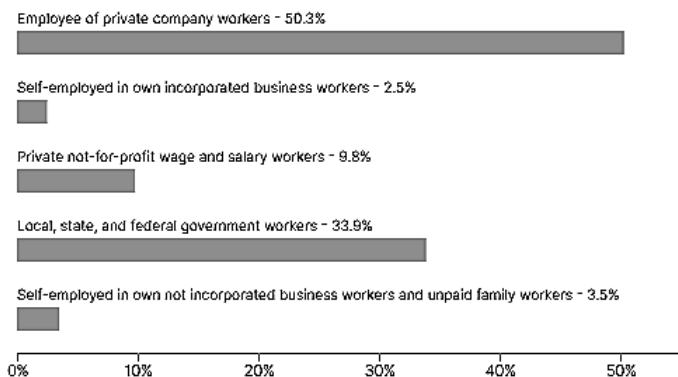
Education Attainment (Population 25 Years and Older) in Iowa City city, Iowa



Median Income by Types of Families in Iowa City city, Iowa

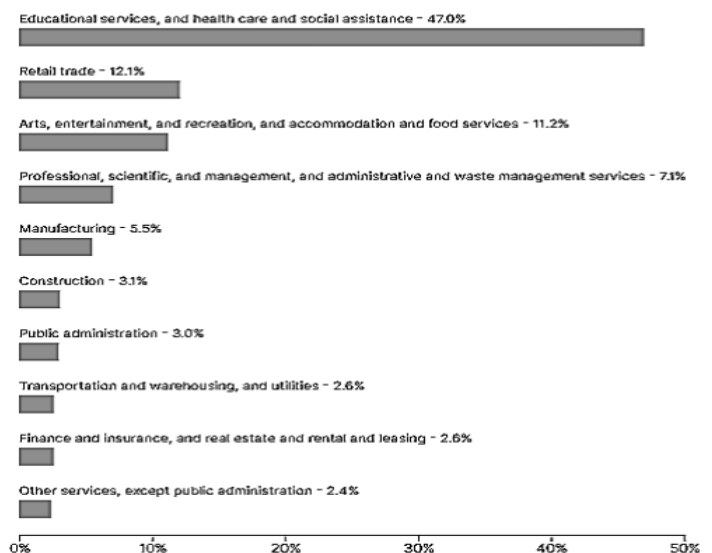


Class of Worker in Iowa City city, Iowa



Industry

Industry for the Civilian Employed Population 16 Years and ... in Iowa City city, Iowa



United States®
Census
Bureau

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

Jeff Edberg Team

📞 319-330-4927

✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

LKR
LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd, Iowa City, IA 52246

2346 MORMON TREK BLVD, IOWA CITY
\$4,750,000

FOR SALE



Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

Jeff Edberg Team

📞 319-330-4927

✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

LKR
LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd, Iowa City, IA 52246