



1604 2ND AVENUE | COUNCIL BLUFFS, IA
2,982 SF

OFFICE BUILDING | FOR SALE



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PJ MORGAN
REAL ESTATE



PROPERTY DETAILS

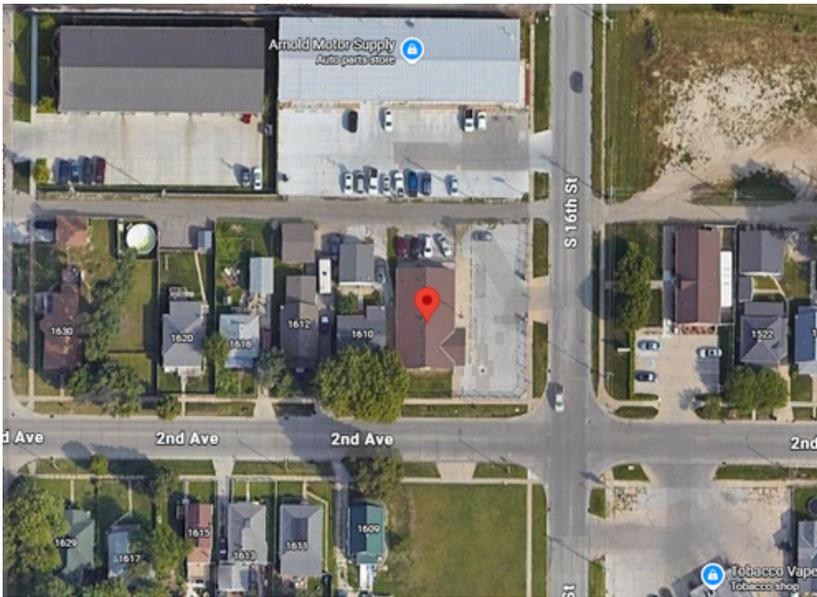
DESCRIPTION

PRICE	\$395,000
SF AVAILABLE	2,982
PROPERTY TYPE	Owner-user
BUILDING CLASS	C

Discover a prime owner-user or investment opportunity at 1604 2nd Ave in Council Bluffs. A solid, single-story office/clinic building ideally positioned just off the bustling West Broadway corridor. Built in 1973, this approximately 2,982 SF property sits on 0.29 acres and features durable concrete-block construction, a flexible open layout, and ground-level access.

The property's C-2 General Commercial zoning allows for a variety of uses including medical, professional office, or service-based operations. Ample on-site surface parking meets city code requirements, and easy connectivity to I-29, downtown Council Bluffs, and the Omaha metro ensures visibility and convenience.

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.



PARKING & TRANSPORTATION

PARKING RATIO	3.35
PARKING SPACES	10
TRAFFIC COUNT	6,300

PROPERTY & LOCATION HIGHLIGHTS

- Situated just off the high-visibility West Broadway corridor (15-25k vehicles/day), offering easy access to I-29, downtown Council Bluffs, and Omaha metro
- Surrounded by established commercial and healthcare users - Ideal for medical, professional, or service-based tenants
- ADA accessible

BUILDING INFORMATION

BUILDING SIZE	2,982
YEAR BUILT	1973
ZONING	C2
LOT SIZE (ACRES)	0.29



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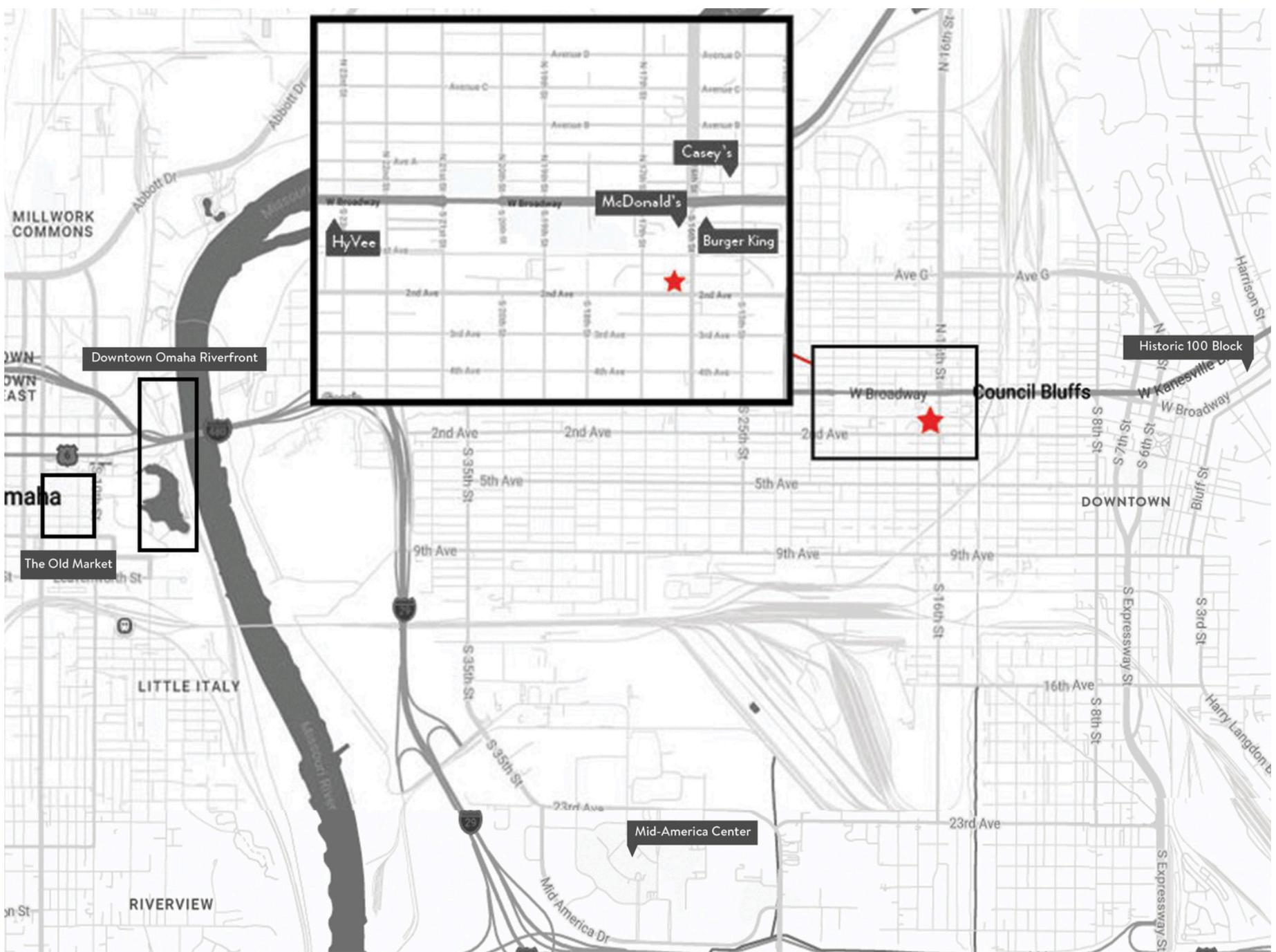


PHOTOS

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AREA BUSINESSES

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