

FOR SALE

2900/2912 1st Ave NE
115 29th St NE
Cedar Rapids, IA 52405



Douglas D. Laird, CCIM, SIOR
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SKOGMAN
COMMERCIAL

417 1st Avenue SE, Cedar Rapids, IA 52401 | www.skogmancommercial.com



Offered at: \$625,000

Two historic properties restored by seller creating five (5) unique spaces. Three (3) commercial businesses and two (2) apartments (a 1-bedroom and a 3-bedroom). Numerous improvements to the buildings and exterior parking. All new streets/sidewalks by the city. Plus a major trail connection next to 2900 1st Ave NE. A ten (10) car overflow parking lot is included and located across 29th street at 115 29th St NE. The buildings are 100% leased with annual rent escalations. The gross income is projected to be \$67,000 in 2026. Contract sale terms are available for a qualified Buyer (5% interest rate, 20 yr mortgage amortization, and a 3 yr principal balloon).



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It has been my privilege to work in Commercial Realty at Skogman since 2001. My interest in real estate started in 1986, when my family began to purchase and manage multi-family and commercial properties. Prior to 2001, I worked in development and management roles at St. Luke's Hospital and Cottage Grove Place in Cedar Rapids.



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Licensed in the State of Iowa

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Since starting at Skogman, I have enjoyed working in all areas of commercial real estate including transactions of land, warehouse, farm, office, retail, and tax appeals. My team also consists of my wife Sharon and Assistant Emma Baldwin. Together, our goal has been to develop your real estate dreams into reality.

As of 2025, I have had the opportunity to provide customers with assistance in excess of \$350,000,000 in sales/leasing volume. In 2011, it was my privilege to receive the President's Appreciation Award from Skogman Realty. In 2025, I was again privileged to receive the Sara Vancura Award, which recognizes significant and outstanding contribution to the real estate profession, Cedar Rapids, and Skogman Realty. In addition to a BA from ISU and an MBA from UI, I also hold professional certifications as a CCIM and SIOR.

From 2015 to 2018, I served as Vice President of Skogman's Commercial division. From 2016 to 2018, I also served as Chief Operations Officer for Skogman Realty. It is my pleasure to serve on many boards and service organizations around the community and state. These include St. Luke's/UnityPoint, Wellmark Blue Cross Blue Shield, Faith Bible Church, and Rotary Club.

Sharon and I have been married for forty-eight years. We have four adult children, and thirteen amazing grandchildren.