

# FOR SALE OR FOR LEASE

OFFICE, RETAIL,  
SPECIAL PURPOSE

1110 TALL GRASS AVE  
TIFFIN, IA



**MIKE ESKER**

REALTOR, CCIM

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*Licensed in the State of Iowa*

**BILL GRABE**

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**COLDWELL BANKER  
COMMERCIAL**  
HEDGES REALTY

5408 Blairs Forest Way NE  
Cedar Rapids, IA | 52402

Buyer to verify all information.  
Information is deemed reliable, but not guaranteed.  
Data: Realtor Property Resource (RPR) &/or IowaDOT  
 Each office is independently owned and operated.

# PROPERTY SUMMARY

## THE SUMMARY

### ADDRESS:

1110 Tall Grass Ave | Tiffin, IA | 52340

MAX SQUARE FEET: 8,866

MIN SQUARE FEET: 4,400

YEAR BUILT: 2015

PRICE: \$1,995,000 or \$18.00/SF

GROSS TAX: \$63,350

## THE DETAILS

- Fantastic location
- Within one of the rapidly expanding residential neighborhoods in Iowa!
- Presently configured as a medical facility
- Potential for: spa, salon, offices, coffee shop, gym or other possibilities
- Owner will consider restructure of condo sf



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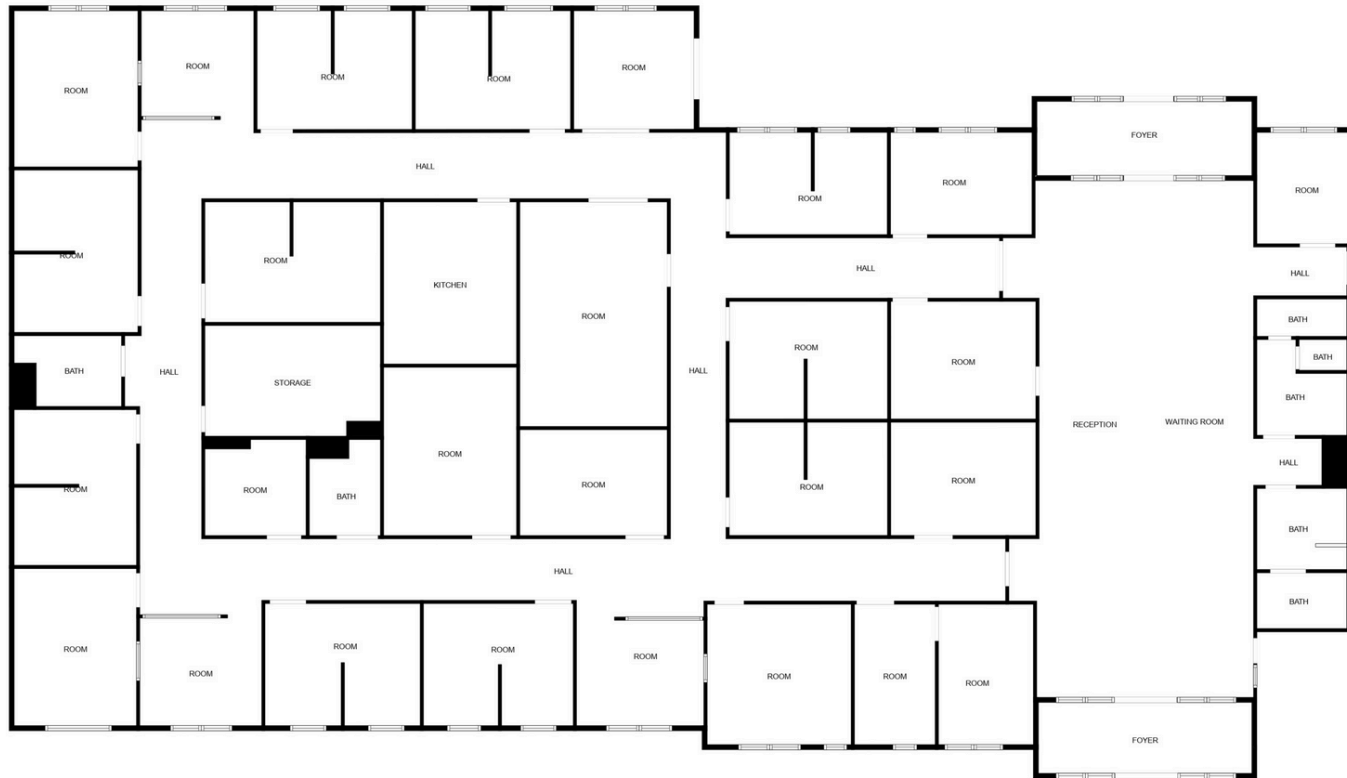
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# FLOOR PLAN



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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# LOCATION MAP




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