



COMMERCIAL CONDO DOWNTOWN IOWA CITY

FOR SALE OR LEASE

Great downtown location for a spa, nail salon, or a professional office. The original footprint is 3,907 SF but can be demised into a 1664 SF suite and 2243 SF suites. Designated parking spaces in the attached ramp are included in the sale with City parking directly in front of the building. Located across the street from the U of I Botany, Physics & Brain Sciences Building & within walking distance of campus, shopping, dining, & entertainment. Excellent signage opportunities!

1,664 SF / Asking Sale Price \$255 psf or lease price is \$24.00 NNN. Call agent for details.

351 IOWA AVE, STE #2, IOWA CITY, IA 52240



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Suites can be sold separately or together. For sale and for lease.

2 S Linn St is 2,243 SF:

- For Sale @ \$255 psf or \$572,000
- For Lease @ \$24.00 NNN

4 S Linn St is 1,664 SF:

- For Sale @ \$255 psf or \$424,000
- For Lease @ \$24.00 NNN

2 & 4 S Linn St combined is 3,907 SF

- For Sale @ \$255 psf or \$996,000
- For Lease @ \$24.00 NNN

