

For Sale

Office Building

8,724 SF



20 Pearl Street | Council Bluffs, IA 51503

\$439,000

Property Features

- Former bank building with prominent downtown visibility
- Flexible layout supporting office, retail, and professional service uses
- Compelling price point with significant value-add potential
- Within walking distance to Bayliss Park and the Historic 100 Block
- Convenient access to Omaha, I-29, and I-80
- Potential eligibility for redevelopment and revitalization incentives

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Hilke Meyer

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ADDRESS

SIZE (SF)

ASKING PRICE

20 Pearl Street, Council Bluffs, IA

8,724 SF

\$439,000.00

BUILDING DETAILS

Building Size	8,724 SF
Tenancy	Single
Year Built / Renovated	1920
Zoning	C-4
Lot Size	0.129 AC
Building Class	C
No. of Floors	Two (2)

LOCATION DETAILS

Market	Omaha / Council Bluffs
Submarket	Council Bluffs
County	Pottawattamie
Cross Streets	Pearl & Broadway
Nearest Interstate	I-80

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households	4,996	22,396	39,994
Total Population	11,885	55,711	98,191
Average HH Income	\$63,818	\$83,337	\$89,677



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