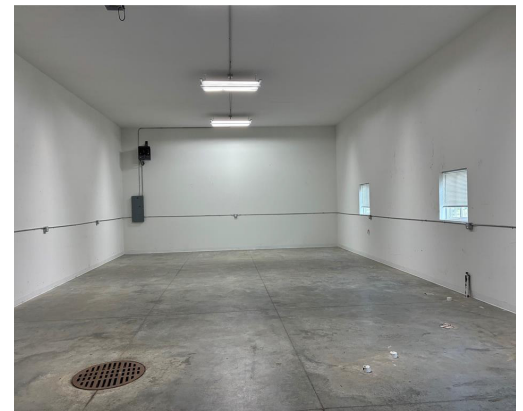


# COMMERCIAL CONDOS AVAILABLE

REALTY87  
COMMERCIAL



The perfect space for your business future — versatile, accessible, and positioned for growth. Multi-use units near the Cedar Rapids Airport and I-380. A great fit for investors with potential to lease, or for future owner-users who want a flexible space in a convenient spot. This is a rare chance to own property in one of Cedar Rapids' growing commercial areas.

**JIM ANGSTMAN**

REALTOR, CCIM

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Licensed in the State of Iowa

**JIM ZACHAR**

REALTOR

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Licensed in the State of Iowa

Buyer to verify all information.  
Information is deemed reliable, but  
not guaranteed.

Data: Realtor Property Resource  
(RPR) &/or IowaDOT



## DETAILS FOR ALL UNITS

SQ FT: 1,250  
ZONING: I-LI (Light Industrial)

OVERHEAD DOOR: (1) 12'X13'  
CEILING HEIGHT: 14'

### 1154 Capital Dr SW #A Cedar Rapids, IA

FOR SALE: \$134,900  
FOR LEASE: \$1,275 monthly  
YEAR BUILT: 2016

VACANCY: Vacant

MISC: Office Space - 9'x14', Bathroom

### 1154 Capital Dr SW #B Cedar Rapids, IA

FOR SALE: \$119,900  
FOR LEASE: \$1,050 monthly  
YEAR BUILT: 2016

VACANCY: Vacant

MISC: Stubbed for bathroom

### 1190 Capital Dr SW #B Cedar Rapids, IA

FOR SALE: \$134,900  
FOR LEASE: \$1,275 monthly  
YEAR BUILT: 2016

VACANCY: Leased until 5/14/2029

MISC: Office Space - 9'x14', Bathroom

### 1178 Capital Dr SW #A Cedar Rapids, IA

FOR SALE: \$134,900  
FOR LEASE: \$1,275 monthly  
YEAR BUILT: 2019

VACANCY: Leased until 7/1/2026

MISC: Office Space - 9'x14', Bathroom

### 1178 Capital Dr SW #B Cedar Rapids, IA

FOR SALE: \$134,900  
FOR LEASE: \$1,275 monthly  
YEAR BUILT: 2019

VACANCY: Leased until 10/1/2025

MISC: Office Space - 9'x14', Bathroom