

FOR LEASE



High Traffic Corner Location

1824 2ND AVE, COUNCIL BLUFFS IA \$1775/MONTH + UTILITIES

Property Details

- Address: 1824 2nd Ave, Council Bluffs, IA
- Lease Rate: \$1,775/month + utilities
- Building Size: 1,798 SF
- Lot Size: 0.22 Acres
- Zoning: C-2
- Building Type: Freestanding

Interior Features

- Large reception / waiting area
- Multiple private offices or treatment rooms
- 2 restrooms
- Break room / kitchenette area
- Laundry hookups
- Additional storage space throughout

Lease Terms

- Tenant responsible for: Utilities, lawn care, snow removal
- Possession: Negotiable (subject to current tenant through April 2026)
- Showings: 24-hour notice required

Freestanding commercial opportunity positioned on a high-visibility corner lot with strong traffic exposure and dedicated on-site parking. This well-configured space offers a welcoming front reception area, multiple private rooms, and functional back-of-house areas that can easily adapt to a variety of business needs.

Whether you're looking to establish, expand, or reimagine your business presence, this property provides the flexibility and layout to bring your vision to life. The standalone building allows for branding, accessibility, and a professional environment without the constraints of multi-tenant spaces. An ideal opportunity for an owner-user or growing business seeking an affordable, highly visible location in the Council Bluffs market.

CONTACT :

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