



AW COMMERCIAL
REAL ESTATE & DEVELOPMENT

Lot #2 Village West 2nd Addition

Presented by:

Phillip Shirk
PRESIDENT/REALTOR®

Lot 2 Village West

Waterloo, IA 50701

For Sale **\$10 PSF**

About the Investment

Perfect location! This commercial lot features just over an acre of land right in the middle of both national brand stores and booming local businesses! This lot would be perfect for a multitude of commercial real estate needs.

- **1.19 Acre Commercial Lot**
- **Highly Trafficked Location**
- **Surrounded by National and Local Brands**



Property Description

Property	VILLAGE WEST 2ND ADDITION LOT 2
Property Address	Ridgeway Avenue
City, State, ZIP	Waterloo, IA 50701
Lot Size (SF)	51,563
Lot Size (Acres)	1.19
Commercial Type	Commercial Lot

The Offering

Type	For Sale
Purchase Price	\$10 PSF



Davita

UnityPoint Clinic

GOLF
HEADQUARTERS

SIDECAR
COFFEE

RIDGEWAY
DENTAL

511
IA

Lot 2 Village
West 2nd
Addition

Casey's



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Surrounding
Area