

# FOR SALE OR FOR LEASE

Office, Retail, Warehouse



724 3<sup>rd</sup> Ave SE  
Cedar Rapids, IA

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COMMERCIAL

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## PROPERTY FEATURES

**PRICE:** \$1,700,000 or \$8.50/SF

**CAM:** \$3.05/SF



**GROSS SQUARE FEET:** 16,800



**LOT SIZE:** 8,400



**STORIES:** 2 stories



**YEAR BUILT:** 1905



**ZONING:** UFD



**FLOORING:** Carpet, Concrete Slab



**HVAC:** Central Air & Central Heat



**PARKING:** 12 stalls & free parking along 8<sup>th</sup> St SE, 3<sup>rd</sup> Ave offers 5 to 6 slots for parking



**CEILING HEIGHT:** 11ft - 14ft, 21ft - 25ft



**TRAFFIC COUNT:** 4,300+ avg

### DETAILS:

- New digital billboard
- Elevator
- Large showroom and warehouse
- (4) 1<sup>st</sup> floor offices
- (1) 2<sup>nd</sup> floor offices
- Easy access to I-380
- Storage in basement

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# PROPERTY PICTURES



724 3<sup>rd</sup> Ave SE  
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# AERIAL



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Buyer to verify all information. Information is deemed reliable, but not guaranteed.  
Data: Realtor Property Resource (RPR &/or IowaDOT) 