

724 3rd Ave SE Cedar Rapids, IA

JIM ANGSTMAN, REALTOR, CCIM 319-540-1800

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Licensed in the State of lowa

REALTY87

JIM ZACHAR, REALTOR 319-389-0008

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PROPERTY FEATURES

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

CAM: \$3.05/SF



GROSS SQUARE FEET: 16,800



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



LOT SIZE: 8,400



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



STORIES: 2 stories



TRAFFIC COUNT: 4,300+ avg



YEAR BUILT: 1905



ZONING: UFD



FLOORING: Carpet, Concrete Slab



HVAC: Central Air & Central Heat

DETAILS:

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

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PROPERTY PICTURES













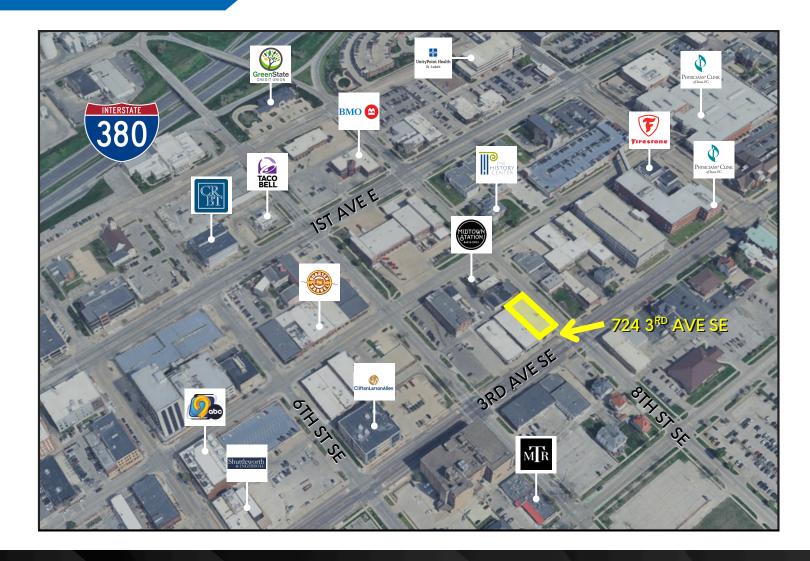
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AERIAL



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5408 Blairs Forest Way NE | Cedar Rapids, IA 52402

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