

# FOR SALE



## 250 E COURT ST, IOWA CITY

**\$420,000**

Very attractive and well-designed office on the first floor of the Telluride building at Court & Linn near downtown Iowa City. This unit features 11' ceilings and lots of natural light. There is a reception desk, waiting room, 4 private offices, a conference room with kitchenette and single ADA restroom. 3 parking places in the Telluride parking garage are included, & ample on-street parking. This property is also for lease in a separate listing.

Information deemed reliable, but not guaranteed.

**Price:**  
\$420,000

**Zoning:**  
CB5

**Total SqFt:**  
1649 SQFT

**Traffic Count:**  
3,988 cars on E Court St per day  
**Directions:**

Downtown Iowa City, From E Burlington Street turn south on Gilbert Street, Turn west on E Court Street. Property located on Right side of Street with parking in front of door or North on S Linn Street.

**Jeff Edberg, CCIM, SIOR**

**Jeff Edberg Team**

319-331-6187

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Licensed to sell real estate in the State of Iowa

**Carmen Krueger, Realtor®**

**Jeff Edberg Team**

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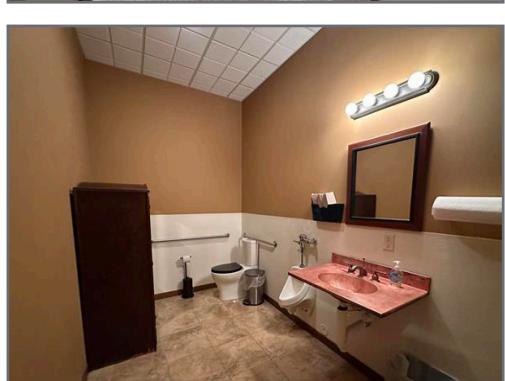
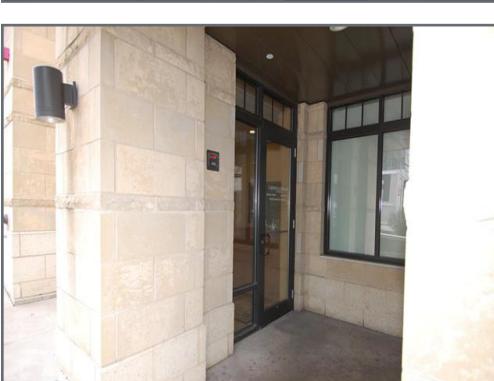
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**LKR**  
LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd, Iowa City, IA 52246

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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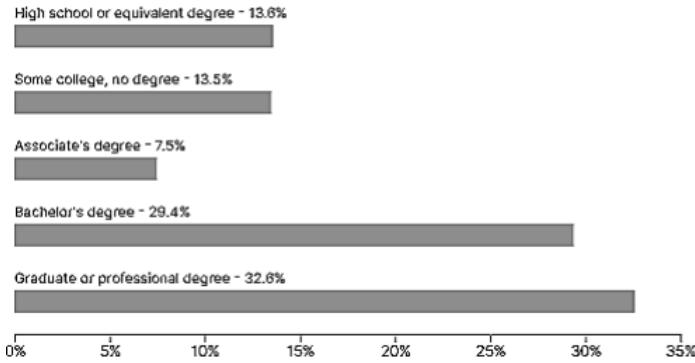
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 <p><b>Populations and People</b> Total Population <b>74,828</b> P1   2020 Decennial Census</p>	 <p><b>Income and Poverty</b> Median Household Income <b>\$50,135</b> S1901   2023 American Community Survey 1-Year Estimates</p>
 <p><b>Education</b> Bachelor's Degree or Higher <b>62.0%</b> S1501   2023 American Community Survey 1-Year Estimates</p>	 <p><b>Employment</b> Employment Rate <b>65.6%</b> DPO3   2023 American Community Survey 1-Year Estimates</p>
 <p><b>Housing</b> Total Housing Units <b>32,854</b> H1   2020 Decennial Census</p>	 <p><b>Health</b> Without Health Care Coverage <b>6.1%</b> S2701   2023 American Community Survey 1-Year Estimates</p>
 <p><b>Families and Living Arrangements</b> Total Households <b>30,588</b> DP02   2023 American Community Survey 1-Year Estimates</p>	 <p><b>Race and Ethnicity</b> Hispanic or Latino (of any race) <b>5,451</b> P9   2020 Decennial Census</p>

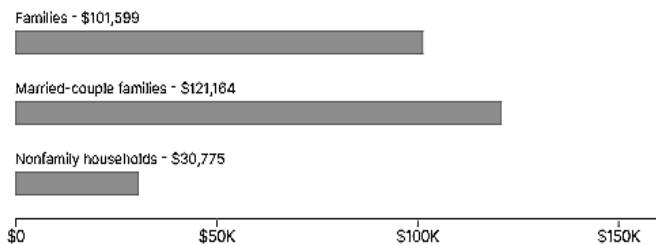
#### Education Attainment (Population 25 Years and Older)

in Iowa City city, Iowa



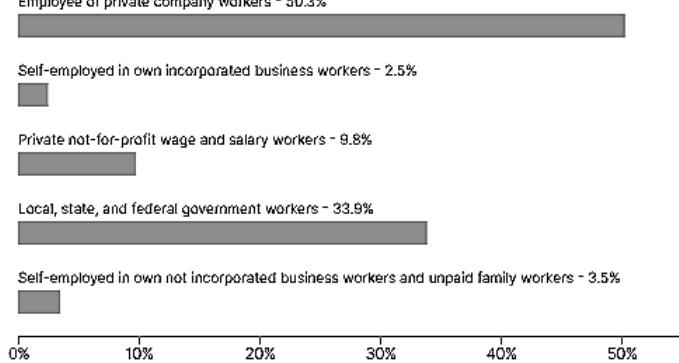
#### Median Income by Types of Families

in Iowa City city, Iowa



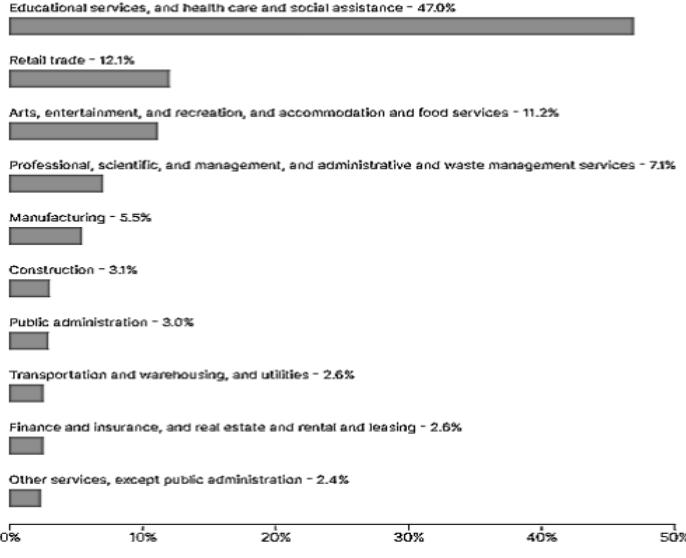
#### Class of Worker

in Iowa City city, Iowa



#### Industry

##### Industry for the Civilian Employed Population 16 Years and ... in Iowa City city, Iowa



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