

FOR SALE



Cohoe Self Storage & Office Center

25 S 15th Street
Council Bluffs, Iowa 51501



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PROPERTY DETAILS

PROPERTY INFORMATION

Price	\$2,450,000
Land	2.28 Acres (Main Site)
Storage Units	296
Office Area	12,544 SF
Zoning	General Commercial (C2)
Year Built	1923, 1948, 1960, 1986, 1990
Estimated Taxes + Insurance	\$49,576.25
Construction	\$Brick/Wood
Roof	Asphalt
Ceiling Height	8' – 14'

PROPERTY HIGHLIGHTS

- This self-storage facility and office building is located in Council Bluffs and is situated just south of W Broadway on 15th Street.
- Properties offered in conjunction are 2504/2426/2430 9th Ave and 2301 S 6th Street.
- Offered at a 6.9% return.
- Population within 2 miles: 38,653 / 5 miles: 136,780 / 7 miles: 446,907
- 80,049 daytime employees within 5 miles of property.
- Includes office building with small office tenants.



