



1534 Avenue J, Council Bluffs, IA 51503

\$150,000

16th & Ave J

Investment or Owner User Opportunity



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Listing Added: Yesterday
Listing Updated: Yesterday



Details

Asking Price	\$150,000	Property Type	Office
Subtype	Traditional Office	Investment Type	Value Add
Investment Sub Type	Portfolio	Class	C
Lease Type	NNN	Tenancy	Single
Square Footage	956	Net Rentable (sq ft)	956
Cap Rate	8.00%	Occupancy	100%
Occupancy Date	01/01/2024	Units	1
Year Built	1900	Year Renovated	2002
Buildings	1	Stories	1
Permitted Zoning	C-2	Lot Size (sq ft)	10,454
Broker Co-Op	Yes	APN	754426262007
Ownership	fee simple		

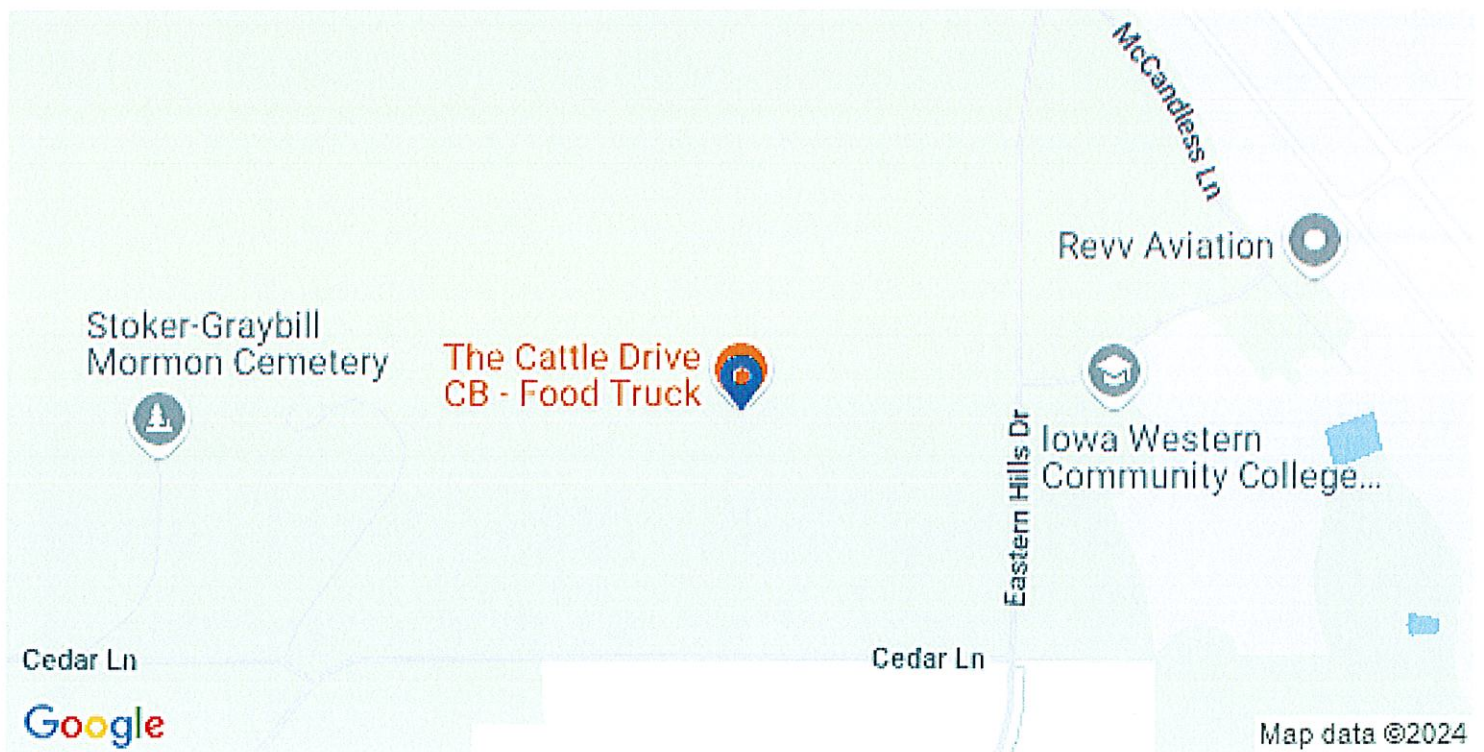
Marketing Description

Hard corner on good traffic street in CB. Currently rented with flexible tenant. Whether you are looking for a low entry commercial rental property -OR- looking for a place to build something newer/bigger. THIS is a great location for you!! Located on the hard NE corner of 16th & Avenue J in Council Bluffs this location provides plenty of opportunities. Nestled between Broadway and the north Walmart location, this site offers plenty investors/ Owner-users. The building is 954 sq ft with a full unfinished basement. There is signage on 16th St.

Investment Highlights

- Investor -OR- Owner user opportunity

Location (1 Location)



Property Photos (5 photos)

