



SCRATCH & DENT APPLIANCE WAREHOUSE
BUSINESS/PROPERTY FOR SALE
1207 G AVENUE NE | CEDAR RAPIDS, IA



WSG
CRE
SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

Property Details	
Address	1207 G Avenue NE Cedar Rapids, IA 52402
County	Linn
Parcel #	14164-58002-00000
Property Taxes	\$8,258
Building Size	11,806 SF
Lot Size	0.372 Acres
Zoning	Traditional Mixed Use Center
Legal Description	COLLEGE PARK (LESS STATE) LOT 1 & ALL LOTS 2, 3 & STR/LB 4 21
Clear Height	11'
Price Per SF	\$169.41
Offering Price	\$2,000,000

Profitable turnkey business for sale. Scratch and Dent Appliance Warehouse business and prime real estate at 1207 G Avenue NE, Cedar Rapids, IA, right off I-380! This turnkey opportunity includes a fully operational business with a delivery truck and current inventory, boasting a loyal customer base and consistent revenue.

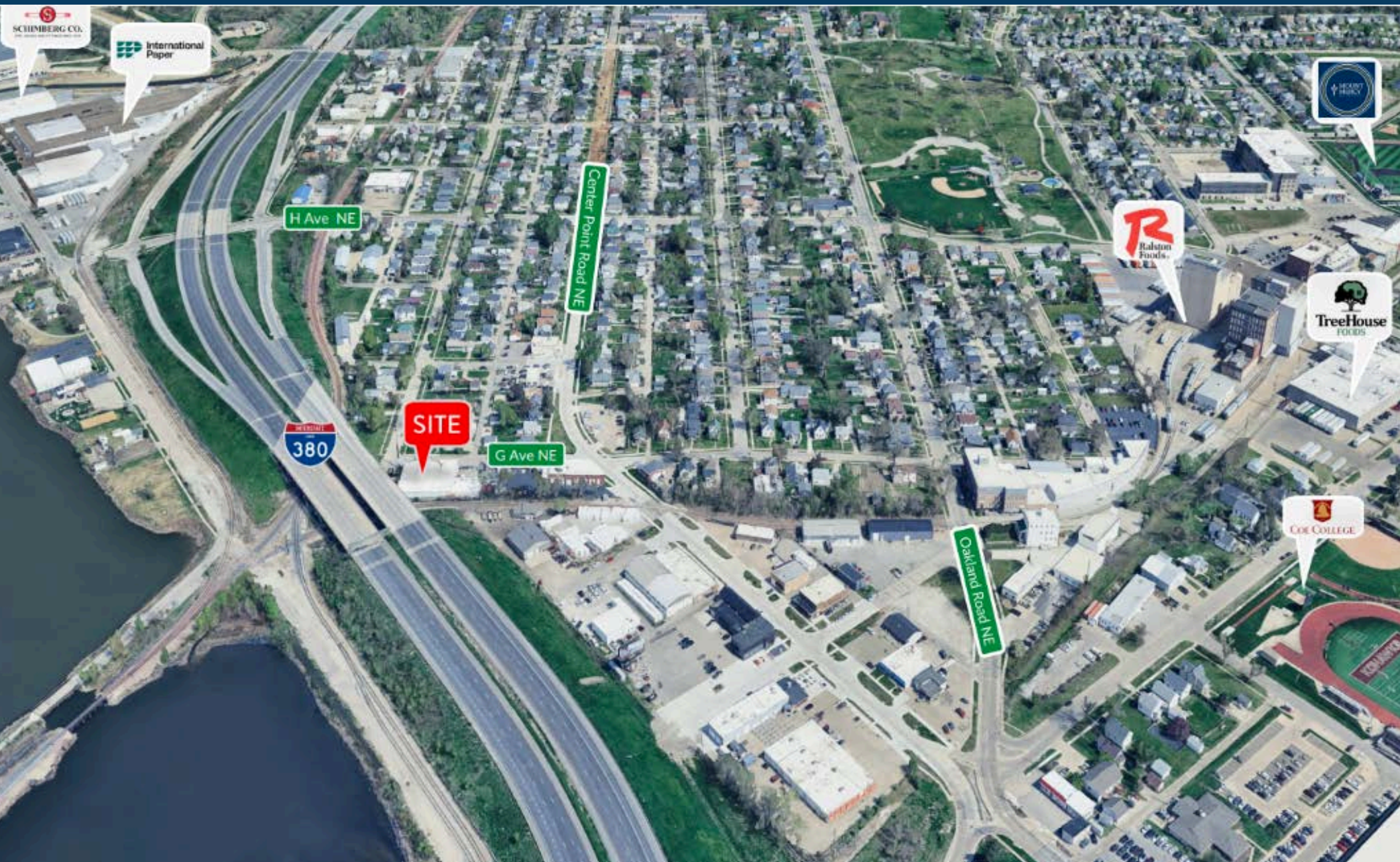
The property features an 11' high warehouse with a dedicated office and showroom, a secure fenced lot, and a prominent billboard visible from I-380 for maximum exposure. Attached is a 1,800 SF residence currently owner-occupied, offering live-work convenience or rental potential. With a new roof installed in 2020, this low-maintenance, high-visibility property combines a profitable business with versatile real estate in a prime location.

Contact us today to explore this rare investment opportunity! Website is scratchanddentcr.com.

1207 G Avenue NE | Cedar Rapids, IA 52402



AERIAL MAP

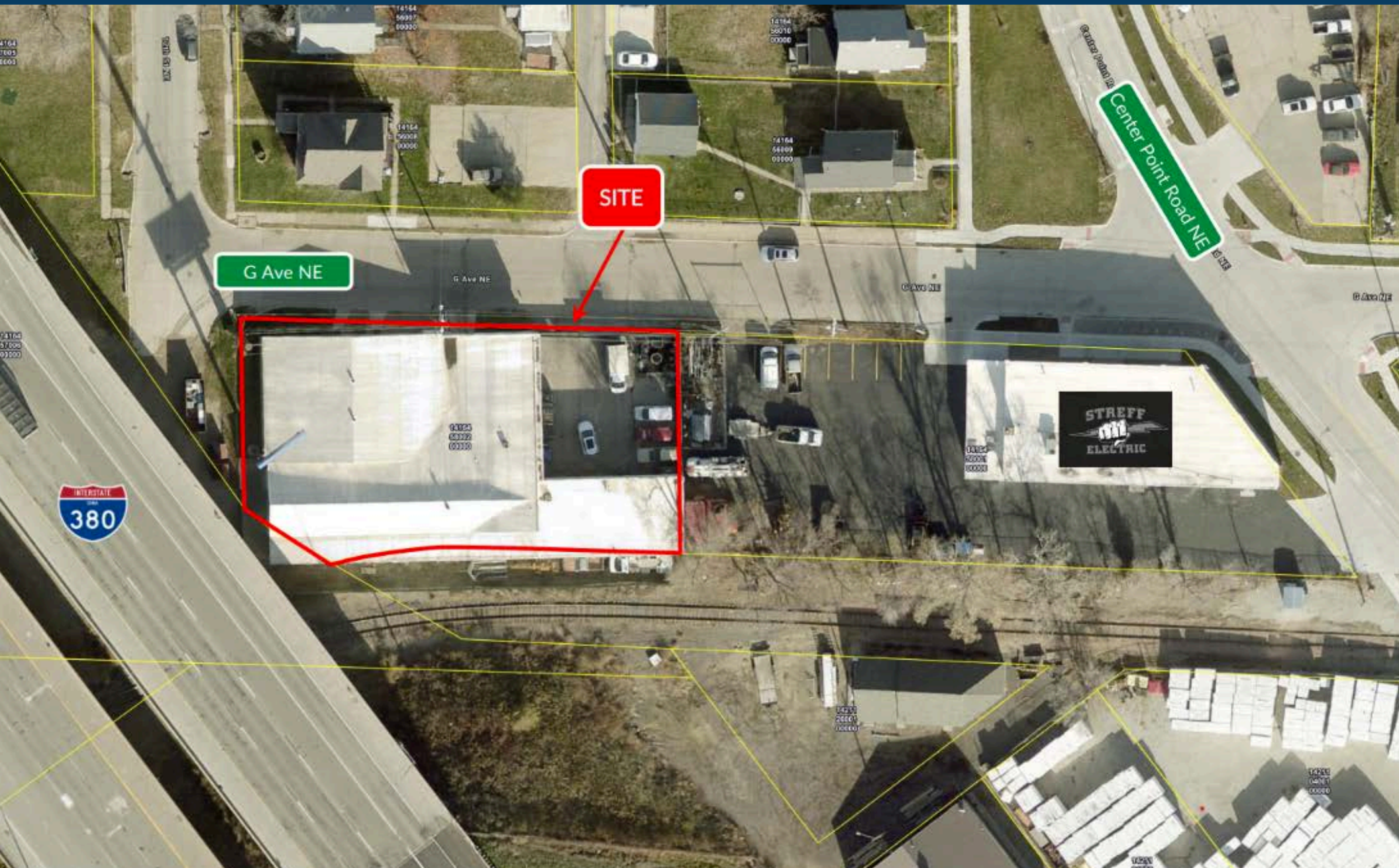


417 1st Avenue SE | Cedar Rapids, IA 52401

wsgcre.com



PARCEL MAP



PROPERTY PHOTOS - INTERIOR



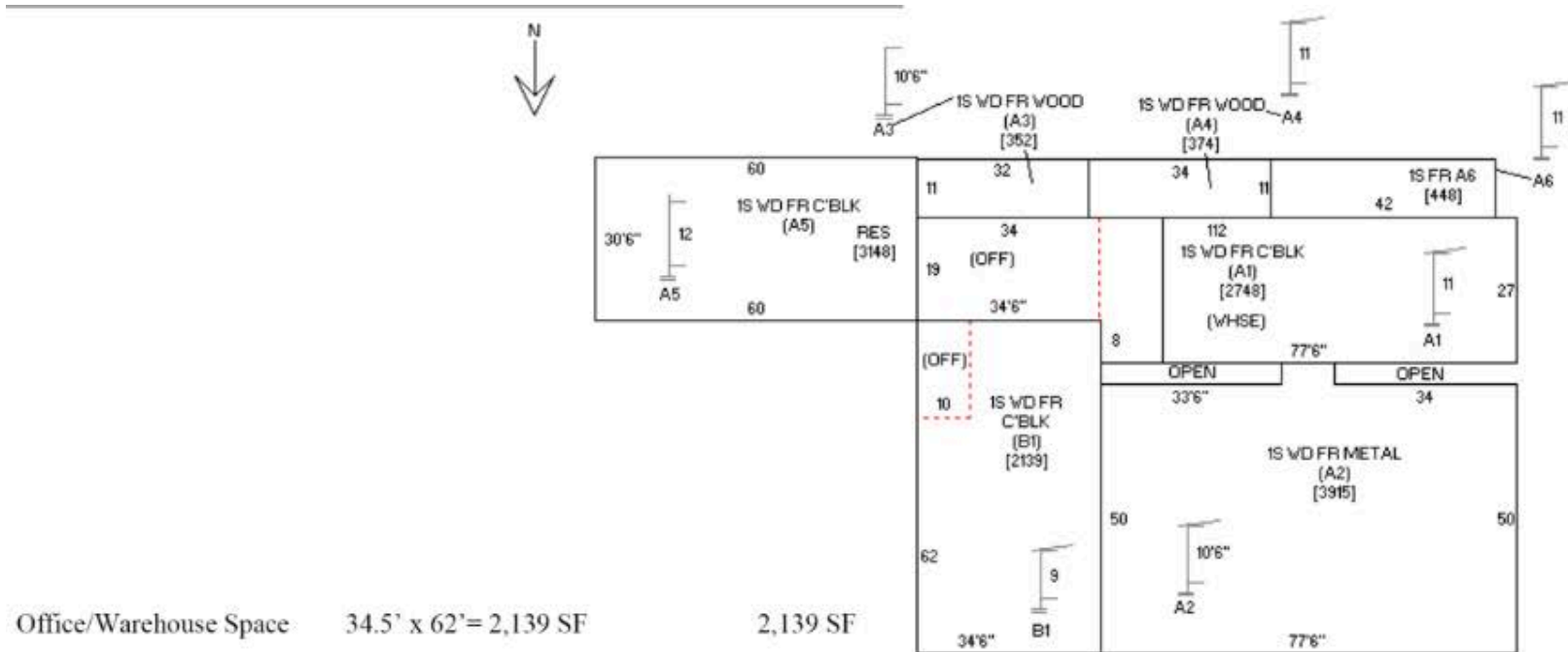


PROPERTY PHOTOS - EXTERIOR





SITE PLAN



Office/Warehouse Space	34.5' x 62' = 2,139 SF	2,139 SF
Warehouse Space	77.5' x 27' = 2,092.5 SF	
Plus offset/office	34.5' x 19' = + 655.5 SF	
	Total = 2,748 SF	2,748 SF
Retail Space	77.5' x 50' = 3,875 SF	
Plus offset	= + 40 SF	
	Total = 3,915 SF	3,915 SF
Office Space	32' x 11' = 352 SF	352 SF
Warehouse Space	34' x 11' = 374 SF	374 SF
Storage Space Addition	40.7' x 11' = 448 SF (rounded)	448 SF
Living Space	60' x 30.5' = 1,830 SF	<u>1,830 SF</u>
Total = 11,806 SF		



CEDAR RAPIDS OVERVIEW

Cedar Rapids offers a prime location for industrial investment with its strategic position along major transportation corridors, including I-380, rail lines, and the Eastern Iowa Airport. The city features an extensive infrastructure supporting manufacturing and logistics, bolstered by its central Midwest location for efficient distribution. With a business-friendly environment and access to a skilled workforce, Cedar Rapids is well-suited for industrial growth and expansion.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

Top Employers

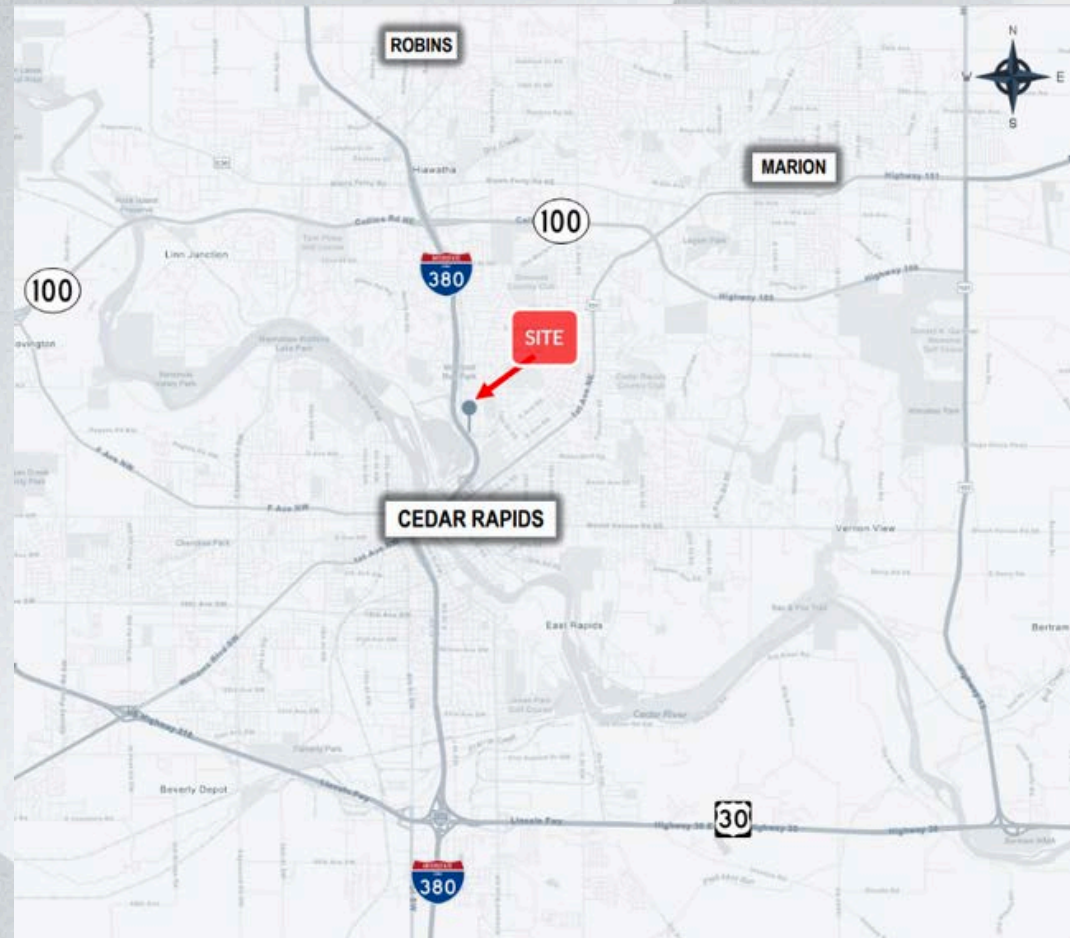
Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150



TRANSPORTATION

Driving from Cedar Rapids

	Miles	Hours
Chicago, IL	257	3.75
Omaha, NE	258	3.75
St. Louis, MO	281	4.25
Indianapolis, IN	388	5.75
Sioux Falls, SD	282	4.25
Kansas City, MO	317	4.50
Fargo, ND	358	5.25
Detroit, MI	510	7.50
Minneapolis, MN	517	7.75





DEMOGRAPHICS & MAJOR EMPLOYERS

		1 mile	3 miles	5 miles
	Daytime Population	13,417	53,342	116,747
	2025 Population	9,168	76,307	155,303
	2025 Median Age	31.0	38.3	38,3
	2025 Total Households	3,689	33,900	66,740
	Annual Household Growth Rate	-0.05%	0.22%	0.34%
	2025 Average Household Income	\$73,333	\$94,523	\$102,355
	Daily Traffic Count: 77,600 VPD			

Cedar Rapids Major Employers





CONTACTS



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