

FOR SALE



305 & 315 E PRENTISS ST, IOWA CITY

\$4,750,000

This 1.59 acres of land for redevelopment offering is within the Riverfront Crossing District & near city center at 305 & 315 E Prentiss St & 625 S Gilbert St, Iowa City. The site has been approved by the City of Iowa City for 382 beds in 192 units (50 one-bed, 94 two-bed and 48 three-bed). This requires 298 parking spaces and 150 of those were proposed to be built on-site with 148 using fee-in-lieu so construction is not required for those. Additionally, 121 bike parking spaces are required. All parties are encouraged to confirm City approvals with the City of Iowa City. The current owner is going to raze all buildings on site before closing at current owner's cost.

Price:
\$4,750,000

Zoning:
CI1, CC2, RFC

Total Acres:
1.59 Acres

Traffic Count:
Visible by 14,500 cars on Gilbert St per day

Directions:
Just west of the Prentiss and Gilbert St intersection.

Information deemed reliable, but not guaranteed.

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

319-331-6187

✉ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

Jeff Edberg Team

319-330-4927

✉ carmen@icrealestate.com

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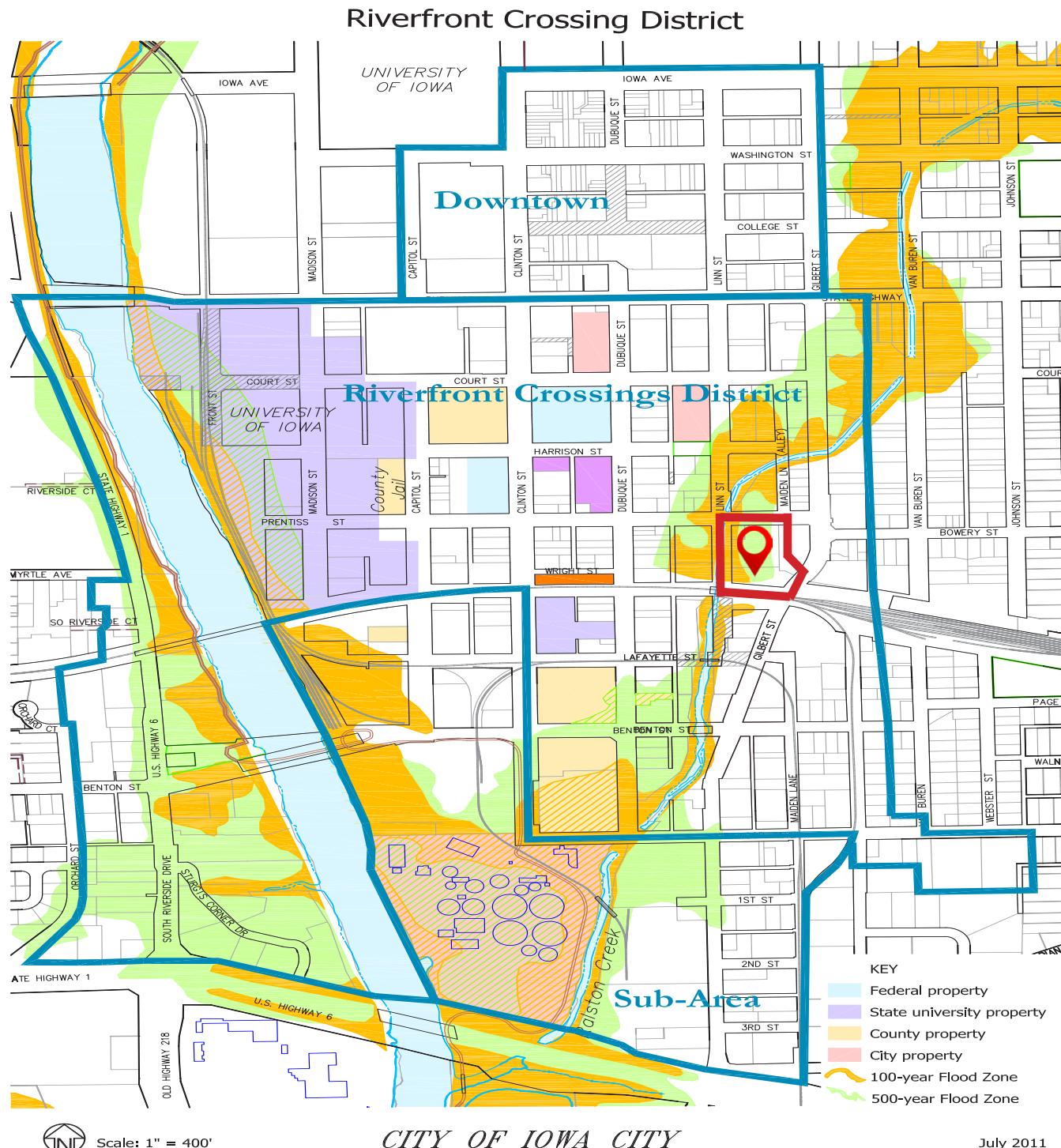
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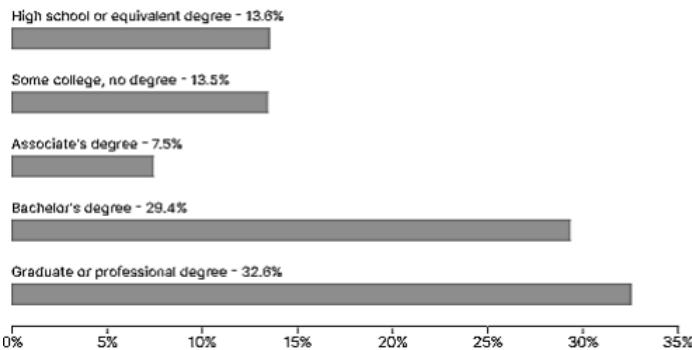
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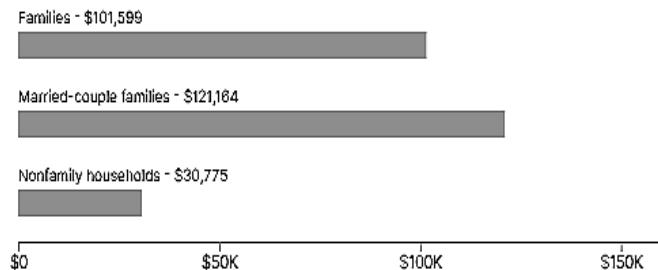
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 Populations and People Total Population 74,828 <small>PI 2020 Decennial Census</small>	 Income and Poverty Median Household Income \$50,135 <small>S1901 2023 American Community Survey 1-Year Estimates</small>
 Education Bachelor's Degree or Higher 62.0% <small>S1501 2023 American Community Survey 1-Year Estimates</small>	 Employment Employment Rate 65.6% <small>DP03 2023 American Community Survey 1-Year Estimates</small>
 Housing Total Housing Units 32,854 <small>HI 2020 Decennial Census</small>	 Health Without Health Care Coverage 6.1% <small>S2701 2023 American Community Survey 1-Year Estimates</small>
 Families and Living Arrangements Total Households 30,588 <small>DP02 2023 American Community Survey 1-Year Estimates</small>	 Race and Ethnicity Hispanic or Latino (of any race) 5,451 <small>P9 2020 Decennial Census</small>

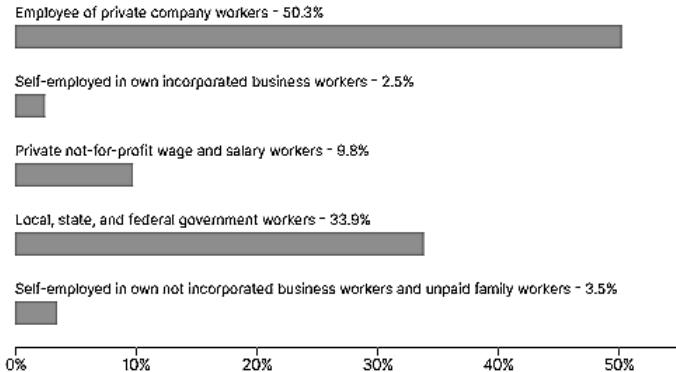
Education Attainment (Population 25 Years and Older)
in Iowa City city, Iowa



Median Income by Types of Families
in Iowa City city, Iowa

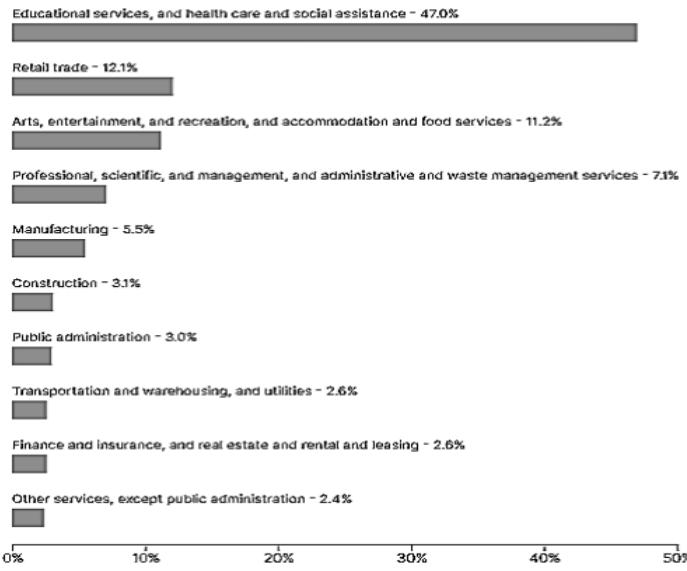


Class of Worker
in Iowa City city, Iowa



Industry

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



United States®
Census
Bureau

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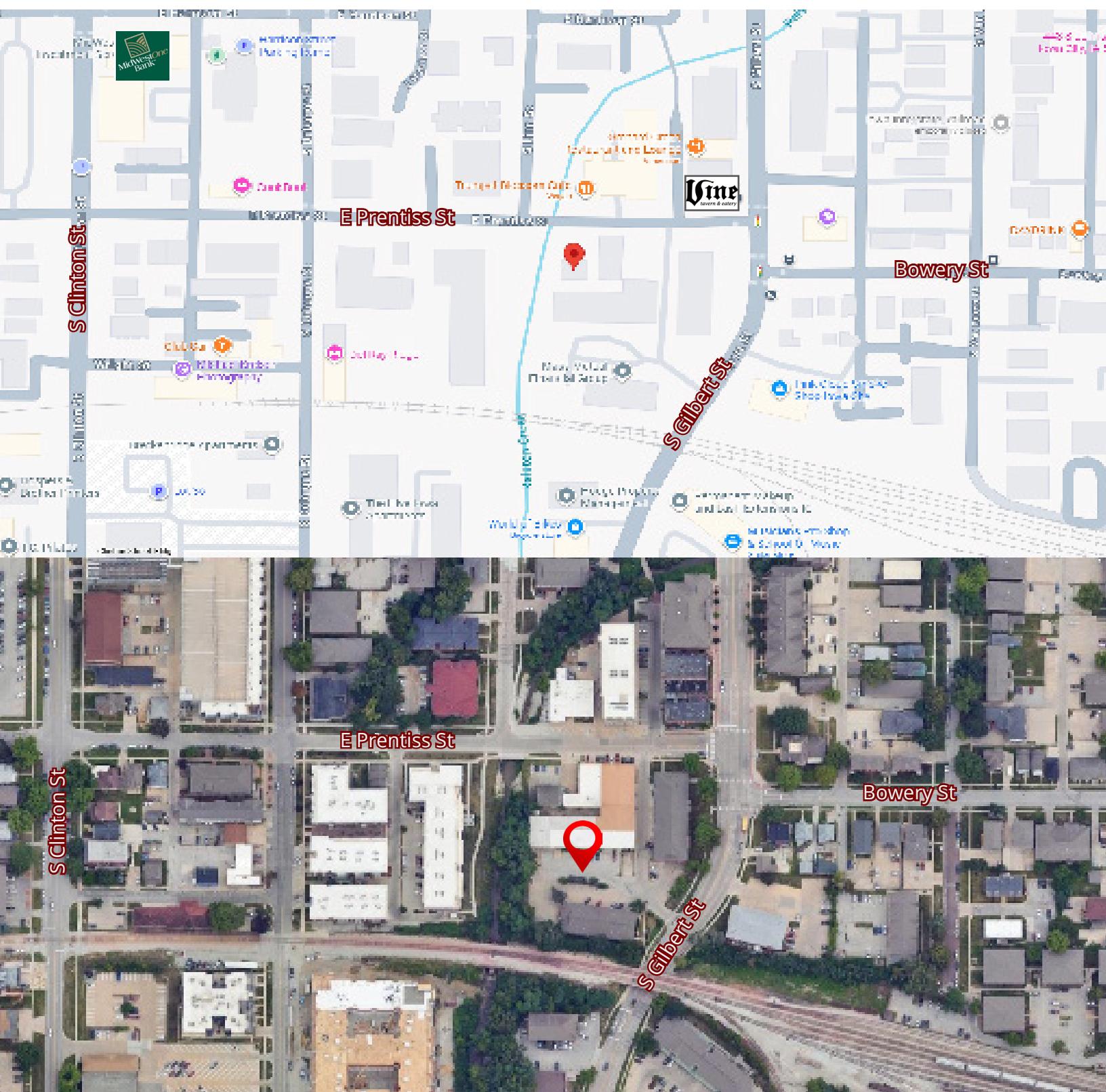
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