

**FOR SALE** Investment, Retail



**266 Blairs Ferry Rd NE**  
Cedar Rapids, IA

**JIM ANGSTMAN REALTOR, CCIM**  
319-540-1800  
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*Licensed in the State of Iowa*

**REALTY87**  
COMMERCIAL

**JIM ZACHAR, REALTOR**  
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# PROPERTY FEATURES



**GROSS SQUARE FEET:** 15,803



**LOT SIZE:** 2.02 Acres



**YEAR BUILT:** 1986



**ZONING:** Suburban Mixed Use



**PARKING:** 45 spots



**TRAFFIC COUNT:** 25,400 daily average



**DOCK DOORS:** 1

## DETAILS:

- Anchored by Dollar General
- Excellent visibility
- Tenants: EZ Money, RPW Iowa
- Located near Collins Aerospace, and Lindale Mall
- Stable income

**PRICE:** \$1,670,000

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# PROPERTY PICTURES



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# AERIAL



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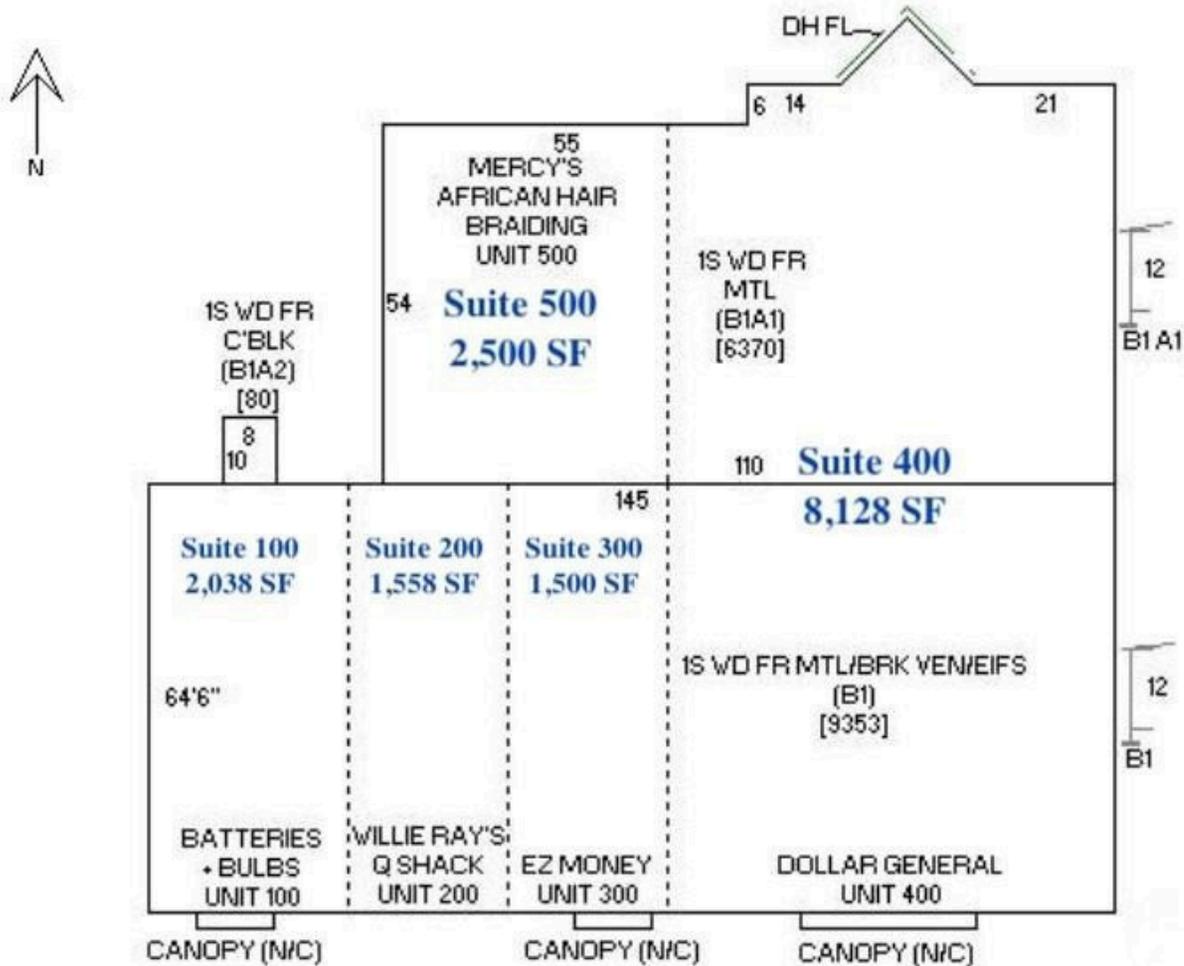
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Buyer to verify all information. Information is deemed reliable, but not guaranteed.  
Data: Realtor Property Resource (RPR) &/or IowaDOT

# FLOOR PLAN



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# LEASE SUMMARY

TENANT:	SUITE:	BASE RENT:	TAXES:	CAM:	TOTAL:	SF:	LEASE EXPIRATION:
*VACANT	100					2,038	BANKRUPTCY PROCEEDINGS
*WILLIE RAY'S Q SHACK	200	\$1,500.00	-	\$100.00		1,558	VACANT
EZ MONEY	300	\$1,900.00	\$398.00	\$268.00		1,500	6/30/2029
DOLLAR GENERAL	400	\$6,300.00	\$2,028.00	\$1,541.01		8,128	12/31/2026
RPW IOWA	500	\$2,500.00	-	-		2,500	1/31/2029
<b>TOTALS:</b>		\$10,700.00	\$2,426.00	\$1,809.01	\$14,935.01		

TOTALS REVENUE: \$14,935.01

EXPENSES: \$8,345.33

CASH AVAILABLE FOR \$6,589.68

DEBT SERVICE:

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