

FOR SALE OR FOR LEASE

OFFICE SPACE

2919 1ST AVE SE
CEDAR RAPIDS, IA




JIM ANGSTMAN
REALTOR, CCIM
Licensed in the State of Iowa

319-540-1800
jimangstman@cbhrealty.com


**COLDWELL BANKER
COMMERCIAL**
HEDGES REALTY

5408 Blairs Forest Way NE
Cedar Rapids, IA | 52402

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

PROPERTY SUMMARY

THE SUMMARY

ADDRESS: 2919 1st Ave SE | Cedar Rapids, IA | 52403

GROSS SQUARE FEET: 4,140

YEAR BUILT: 1957

ZONING: Trad MU

PRICE: \$395,500 or \$7.00/sf

TOTAL PASS THROUGH: \$3.65/sf

LEASE TYPE: Triple NET



THE DETAILS

- Seller will consider contract purchase for qualified buyer
- Potential live-work opportunity with 1st Ave visibility
- Over 22,100 daily average traffic
- Main level is Class A office space
- New roof in 2020
- New HVAC
- Listing includes 2925 1st Ave SE (vacant lot)
- Upper Level:
 - Partially renovated residential living
 - New flooring, lighting and painting
- Lower Level:
 - Office / education / conference / meeting space
- Parking:
 - 12 off street spaces on south side of building
 - 4 off street spaces off 1st Ave in front of building

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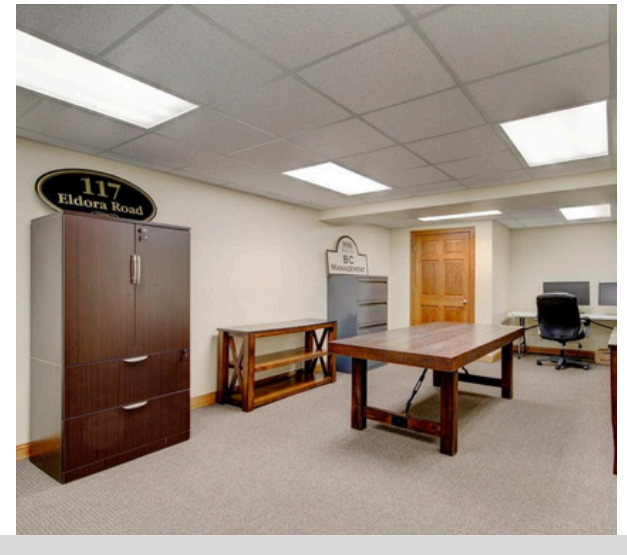
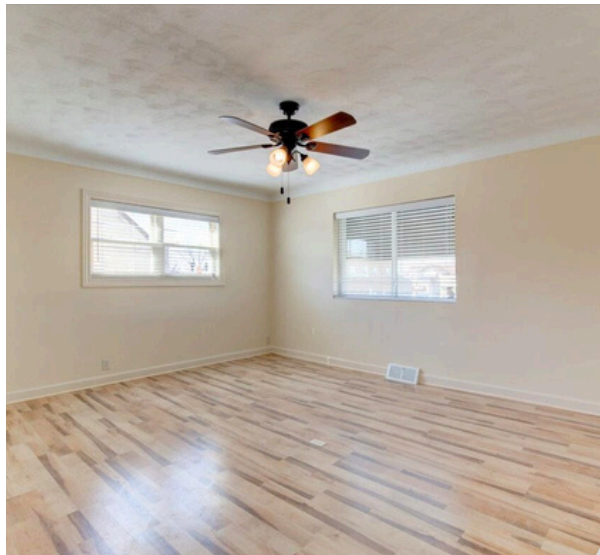
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PROPERTY PHOTOS




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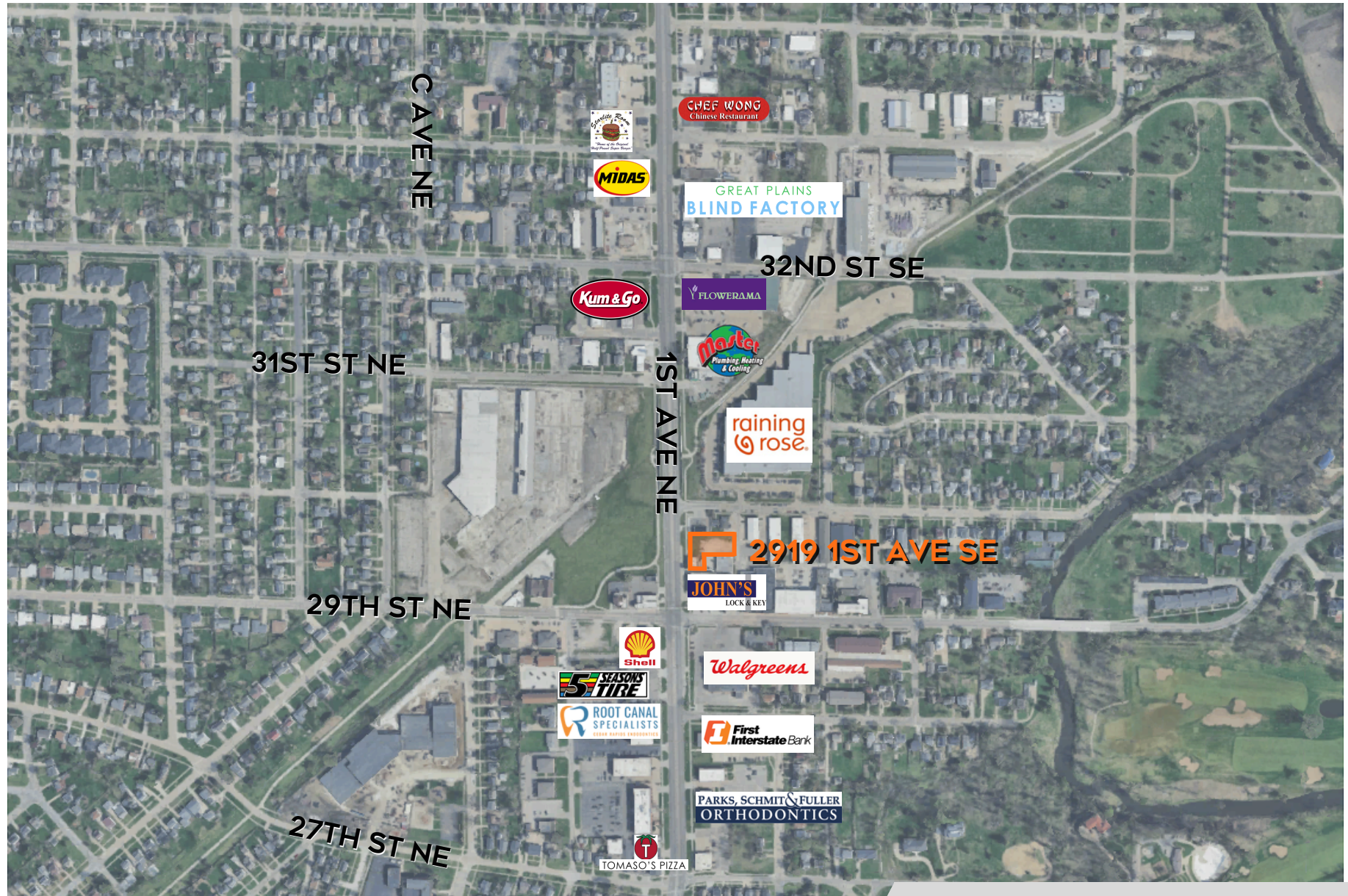
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AERIAL MAP




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