

Investment Property

104 West Agency Street
West Burlington, Iowa



Property Description:

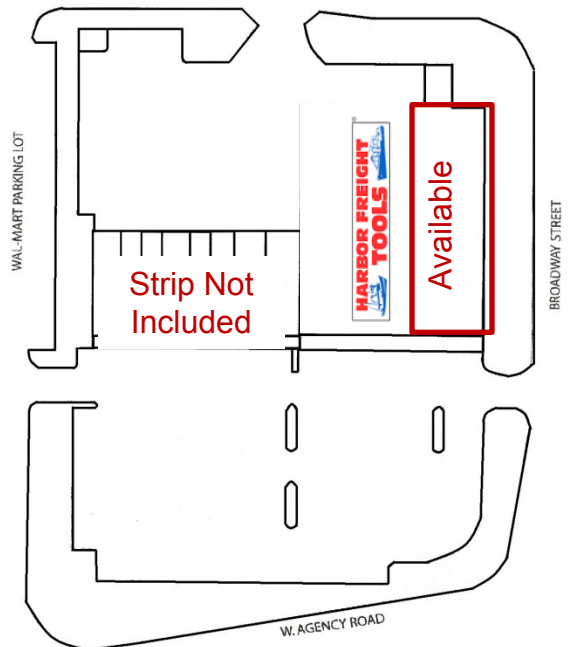
Harbor Freight Tool Anchored Building
with approximately 3 years remaining.

Exclusively Offered:

For Sale \$1,800,000

Salient Data:

- 9,191 Square Feet of Available to Lease
- 2.01 Acres of Land
- Zoned B-2
- 11,370 Vehicles Pass Site Daily
- All Masonry Constructed in 1997
- Two Loading Docks
- 103 Parking Spaces plus cross-parking
- 11.93% Proforma Cap Rate with vacant space leasing at \$9.00 PSF, NET, Annually
- 7.33% Cap Rate on Existing Income



Contact:

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Strip Not Included



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