

FOR SALE



1700 S 1ST AVE, STE 10, IOWA CITY **\$371,520**

This large office offers 14 private offices, enclosed reception area, kitchenette, 2 RR and many flex areas. Nice perk for new owner... HVAC system is brand new! Eastdale Plaza offers free parking for employees, close proximity to dining and shopping and an expansive common area to enjoy during breaks. This unit has 2 entrances as well as an exit to the outside from within. Located just inside the north entrance making it easy for clients &/or customers to find your business. Also for lease in separate listing at \$10/NNN. Total rent, base plus NNN charges, is approx \$4,463.40 per month.

Information deemed reliable, but not guaranteed.

Price:

\$371,520

Zoning:

CC2

Total Sqft:

3,096 SQFT

Traffic Count:

12,200 cars on S 1st Ave per day

Directions:

From Hwy 6, North on S 1st Ave, use entrance on North side of building, across from K&Q Nails, Milos, and Java House.

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

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Carmen Krueger, Realtor®

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LKR
LEPIC-KROEGER, REALTORS®

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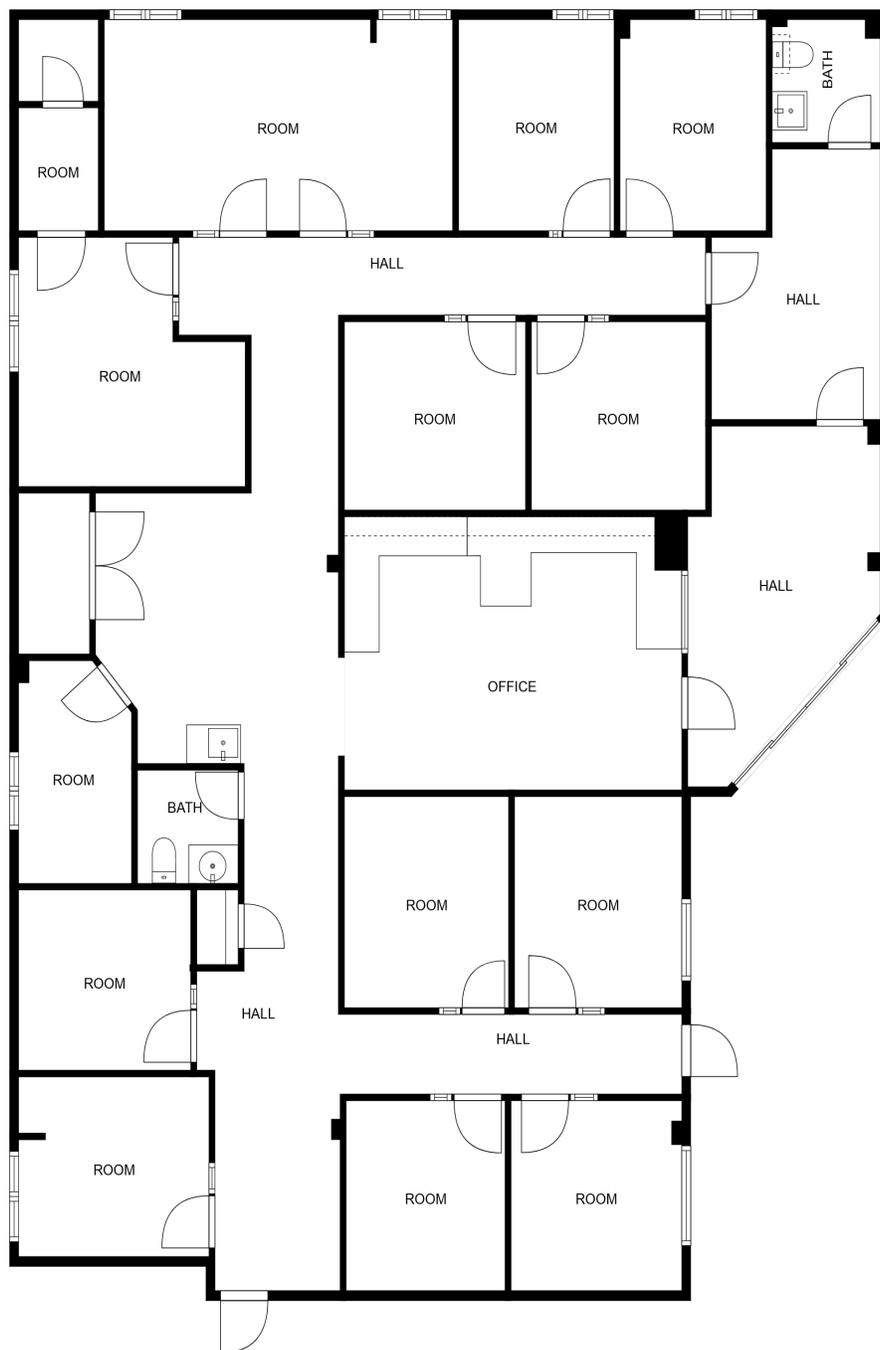
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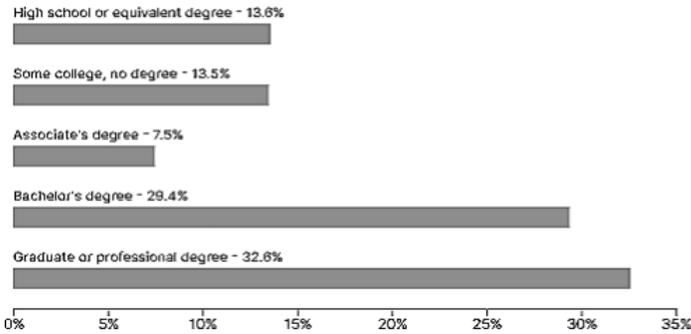
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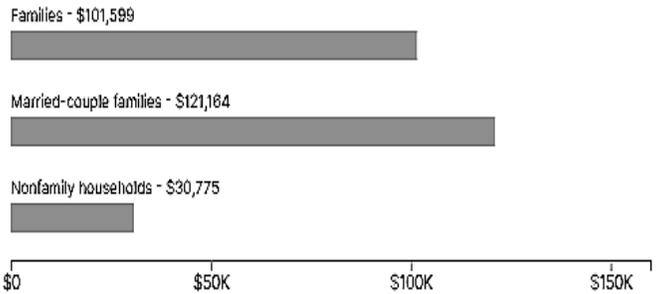
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 <p>Populations and People Total Population 74,828 <i>P1 2020 Decennial Census</i></p>	 <p>Income and Poverty Median Household Income \$50,135 <i>S1901 2023 American Community Survey 1-Year Estimates</i></p>
 <p>Education Bachelor's Degree or Higher 62.0% <i>S1501 2023 American Community Survey 1-Year Estimates</i></p>	 <p>Employment Employment Rate 65.6% <i>DP03 2023 American Community Survey 1-Year Estimates</i></p>
 <p>Housing Total Housing Units 32,854 <i>H1 2020 Decennial Census</i></p>	 <p>Health Without Health Care Coverage 6.1% <i>S2701 2023 American Community Survey 1-Year Estimates</i></p>
 <p>Families and Living Arrangements Total Households 30,588 <i>DP02 2023 American Community Survey 1-Year Estimates</i></p>	 <p>Race and Ethnicity Hispanic or Latino (of any race) 5,451 <i>P9 2020 Decennial Census</i></p>

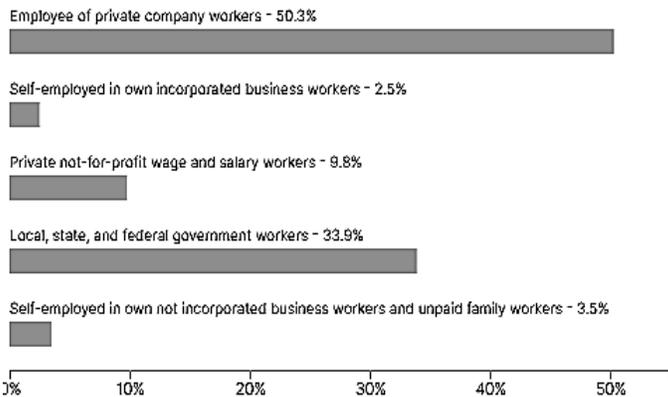
Education Attainment (Population 25 Years and Older)
 in Iowa City city, Iowa



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

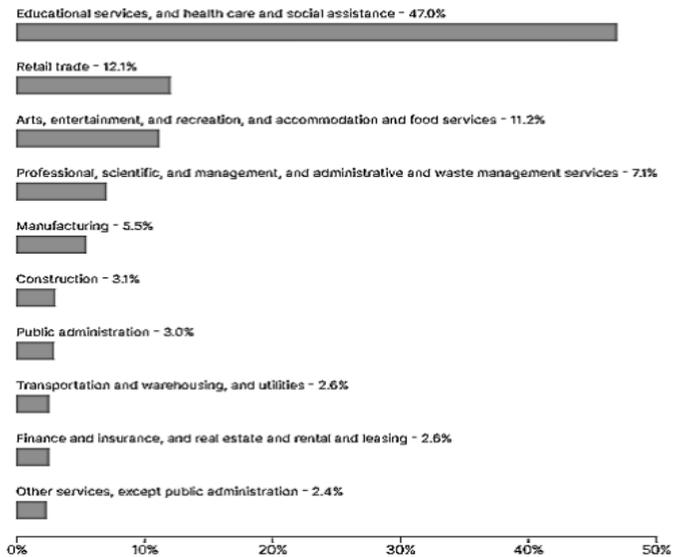


Class of Worker
 in Iowa City city, Iowa



Industry

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



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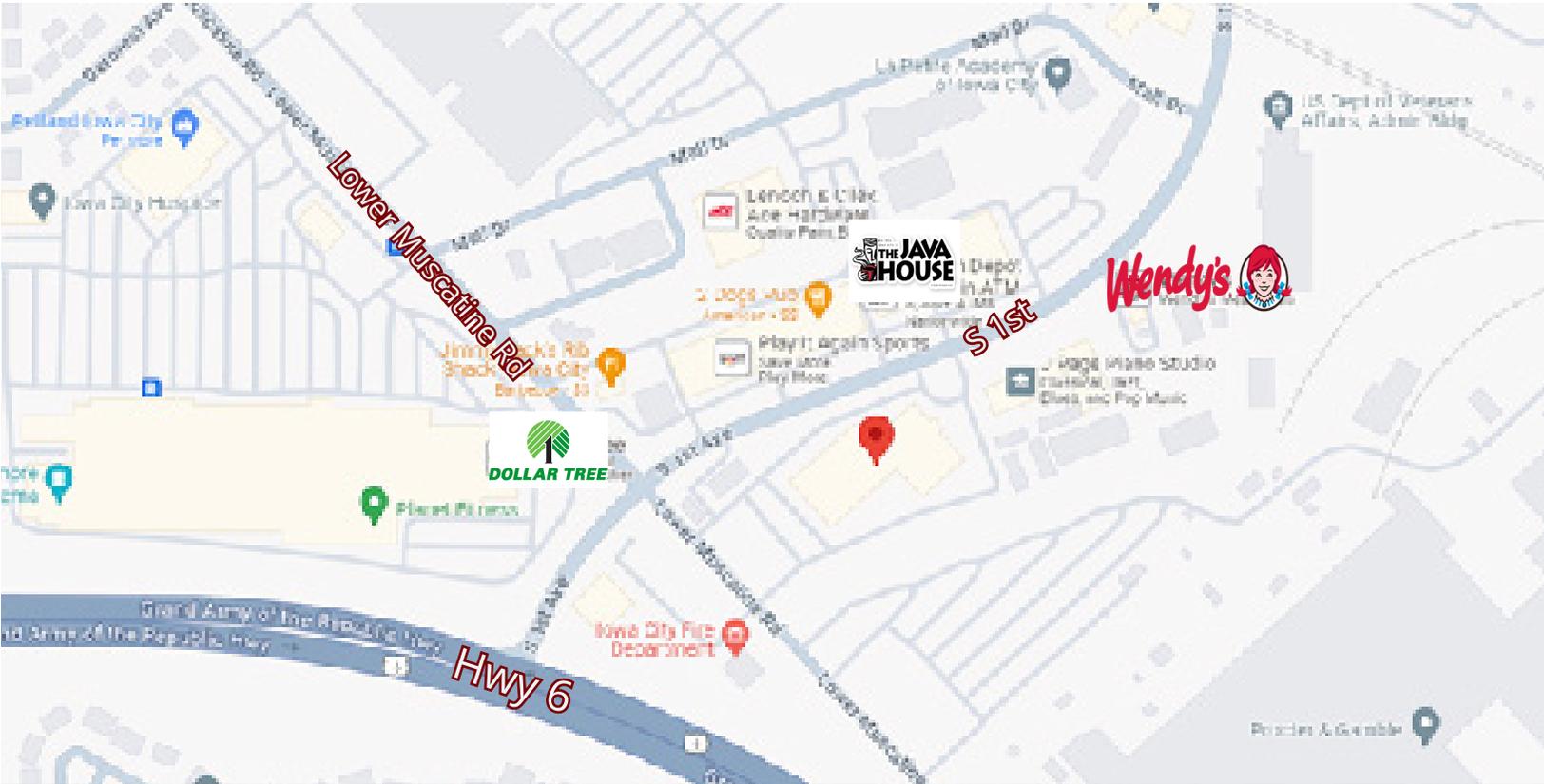
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