

FOR SALE

MEDICAL, OFFICE,
RETAIL

1535 1ST AVE SE
CEDAR RAPIDS, IA



JIM ZACHAR

REALTOR

319-389-0008

jimzachar@cbhrealty.com

Licensed in the State of Iowa

JIM ANGSTMAN

REALTOR, CCIM

319-540-1800

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Licensed in the State of Iowa



**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:

1535 1st Ave SE | Cedar Rapids, IA | 52403

GROSS SQUARE FEET: 5,300

YEAR BUILT: 1934

PRICE: \$399,000

ZONING: Comm

THE DETAILS

- Medical, professional office, or retail
- 1st Ave visibility with over 17,000 avg daily traffic
- Fiber optic-high speed internet
- (7) private offices
- Large conference room
- Reception and waiting area
- Laundry room with (2) washer and dryers
- Off-street parking with 12 stalls
- 1,260 sf in lower level for storage
- Fully ADA compliant
 - Zero entry
 - Automatic door at entry
 - (5) ADA restrooms
- Previous tenant improvements of over \$600,000 to interior.



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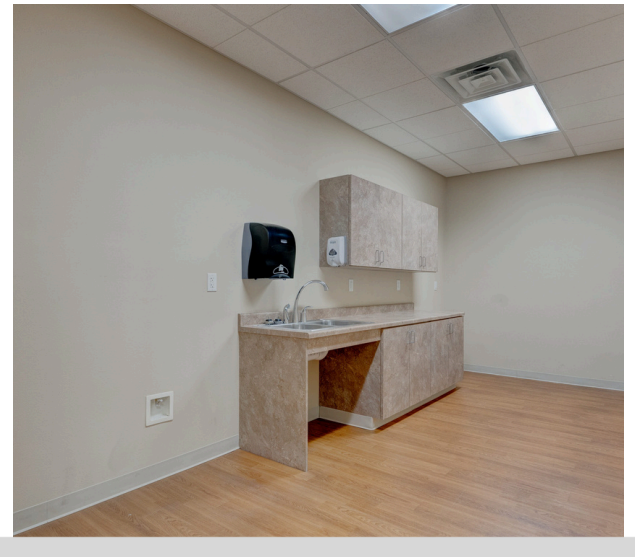


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PROPERTY PHOTOS




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AERIAL MAP



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