

Industrial Flex Council Bluffs FOR SALE

Industrial Flex
812 9th Ave
Council Bluffs, IA 51501

Property Highlights

- \$395,000
- 4,420 SF
- New roof in 2023
- Perfect for a trade business



Property Description

Perfect for landscaping business, trade contractor or other light industrial use. New flat roof in 2023 along with interior updates to electrical/lighting, new furnaces, insulation and newly finished front office area with its own restroom. Plumbing in place for restroom in shop space and multiple floor drains. 8 drive-in doors (4 front/4 back). Large rear parking lot.



Offering Summary

Available SF:	4,420
Year Built	1950/1967
Lot Size	0.3
Zoning	I-1
Traffic Count	12,245

Listed By:

Jeff Johnson

(402) 917-3035

Jeff.Johnson@bhhsambcommercial.com

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PROPERTY DETAILS

For Sale: \$395,000

812 9th Ave
Council Bluffs, IA 51501

Property Details

Property Type	Industrial Flex
Zoning	I-1
Lot Size	0.3 AC
Traffic Count	12,245
Cross Streets	9th Ave & S 8th Ave
Property Taxes	\$5,858.46—2024

Location Information

Building Name	Council Bluffs Industrial
Street Address	812 9th Ave
City, State, Zip	Council Bluffs, IA 51501
County/Township	Pottawattamie

Parking & Transportation

Parking Type	Concrete
Parking Spaces	20

Building Information

Building Size	4,420 SF
Building Class	C
Number of Floors	1
Year Built	1950/1967

Utilities

Central HVAC	Gas heat throughout A/C office only
Restroom	1

Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	11,736	55,078	109,448
Households	4,860	22,427	43,677
HH Income	\$58,177	\$72,580	\$75,455

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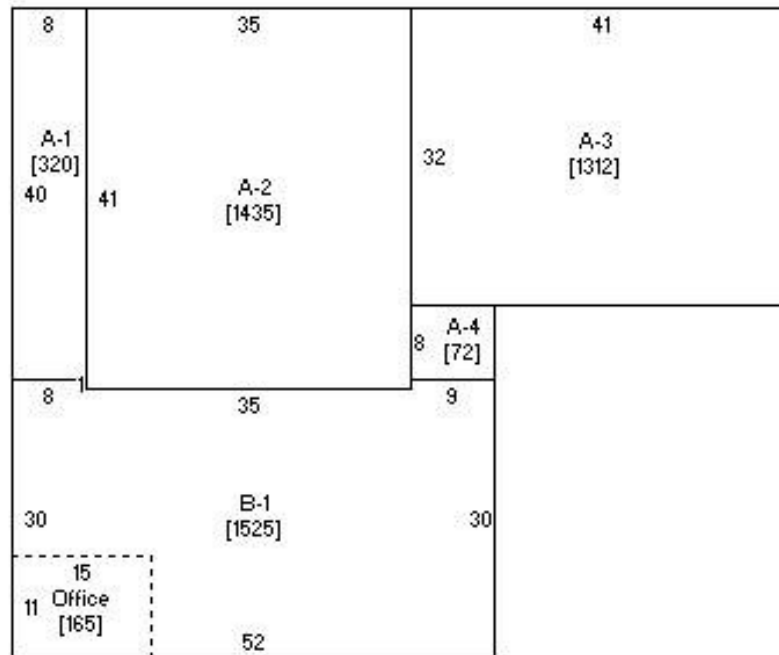
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BUILDING LAYOUT

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PLOT AERIAL

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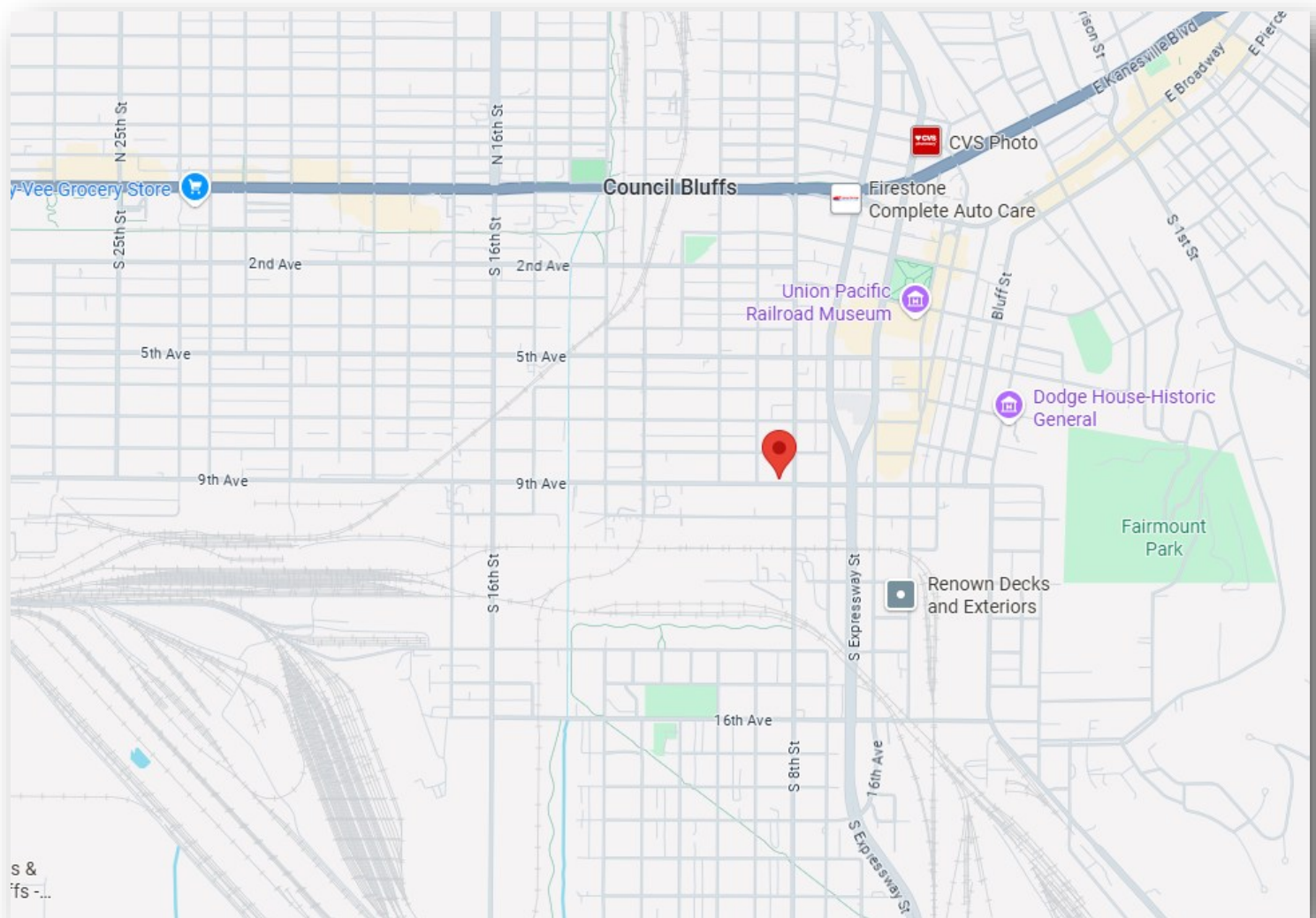
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MAP AERIAL

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