

# FOR SALE

RETAIL,  
REDEVELOPMENT LAND,  
INVESTMENT INCOME  
3412 1ST AVE NE  
CEDAR RAPIDS, IA



**JIM ANGSTMAN**

REALTOR, CCIM

319-540-1800

[jimangstman@cbhrealty.com](mailto:jimangstman@cbhrealty.com)

*Licensed in the State of Iowa*

**BILL GRABE**

REALTOR

319-389-5120

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**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

3412 1ST AVE NE | CEDAR RAPIDS, IA

TYPE: Retail

SQFT: 1,660

YEAR BUILT: 1940

ZONING: Traditional Mixed Use

3406 1ST AVE NE | CEDAR RAPIDS, IA

TYPE: Commercial Lot

ZONING: Traditional Mixed Use

3400 1ST AVE NE | CEDAR RAPIDS, IA

TYPE: Investment Rental House

SQFT: 1,743

YEAR BUILT: 1900

ZONING: Traditional Mixed Use

118 34TH ST NE | CEDAR RAPIDS, IA

TYPE: Investment Rental House

SQFT: 860

YEAR BUILT: 1923

ZONING: Suburban Residential Medium Single Unit

## THE DETAILS

PRICE FOR ALL 4: \$429,000



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# PROPERTY PHOTOS

3412 1ST AVE NE



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118 34TH ST NE



3406 1ST AVE NE



3400 1ST AVE NE




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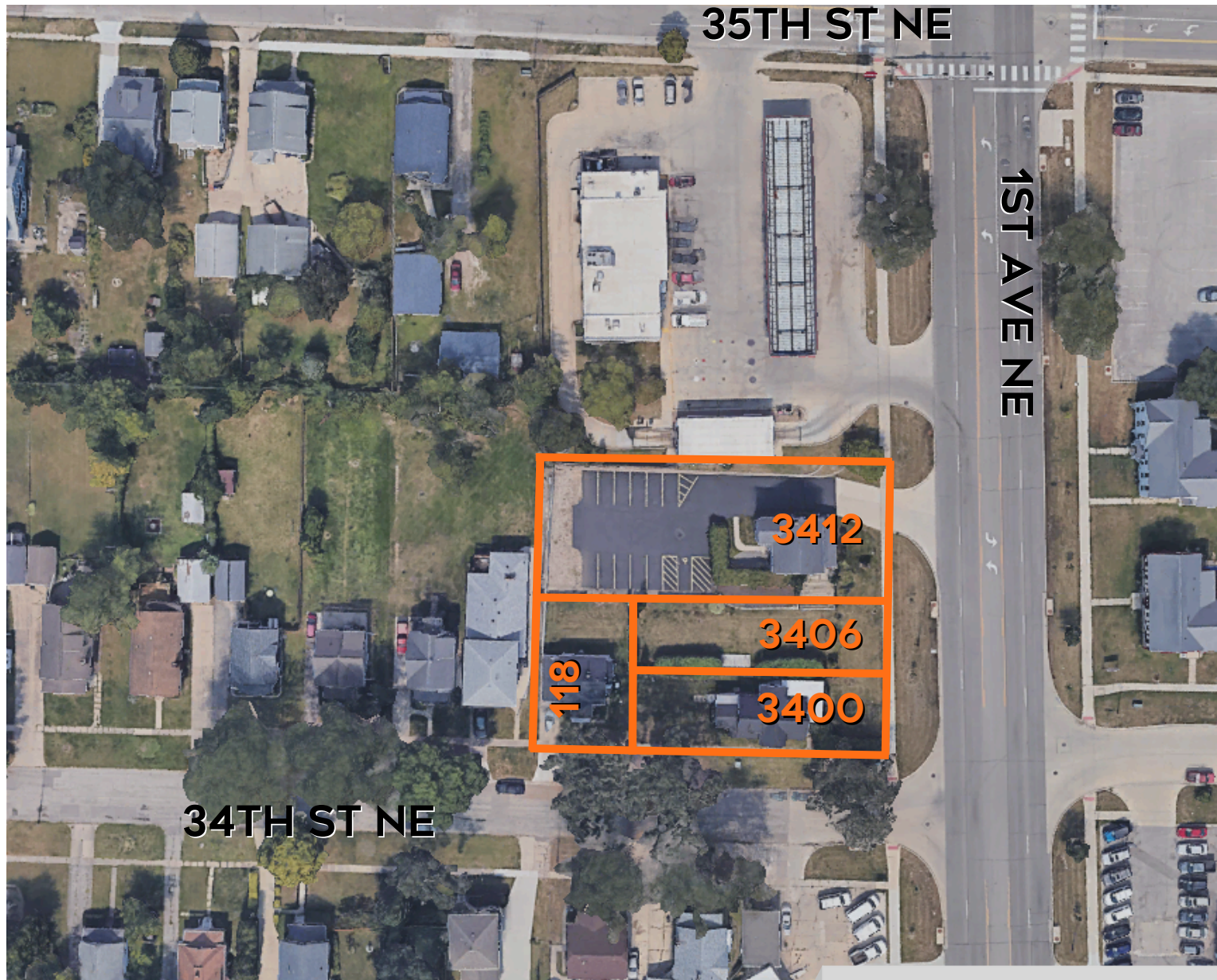
  
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# AERIAL MAP



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