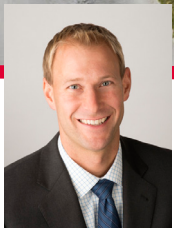


COMMERCIAL LOTS FOR SALE

Two contiguous lots that are 2.05 acres lot on S. Riverside. The two form an "L" around McDonalds; one lot is between Staples and McDonalds and the other lot is between McDonalds and the river; see aerials for reference. Good location next to McDonalds and close to the hard corner of S. Riverside & W. Benton. Traffic count is 23,100/day on S. Riverside and 15,100/day on W. Benton. Property is in the Riverfront Crossings Master Plan which allows for a housing development. Concrete pad already at the site. Zoned CC-2.

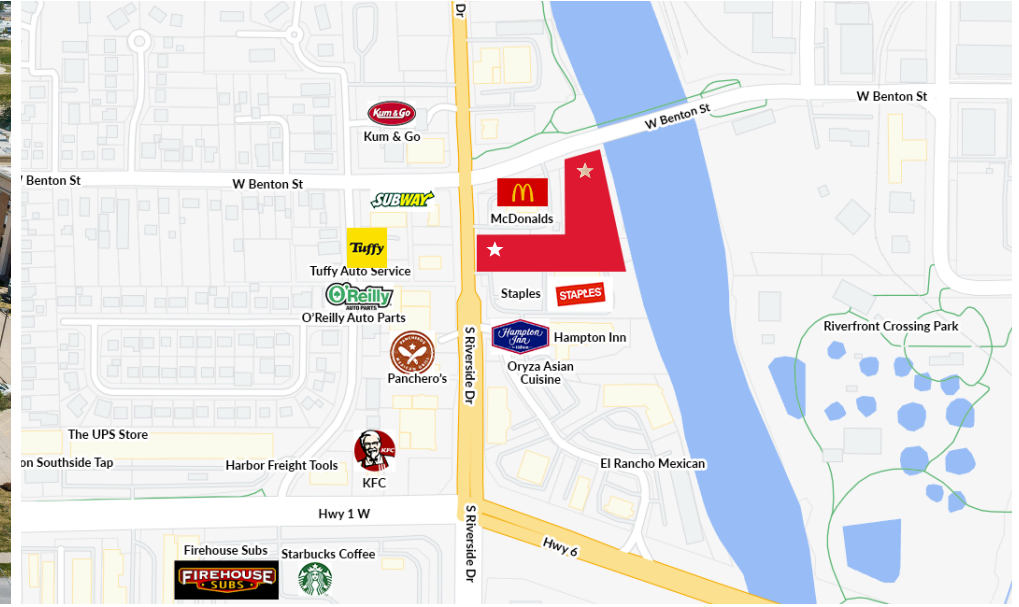
**21 W. BENTON STREET
820 S. RIVERSIDE DRIVE
IOWA CITY, IOWA 52246**



MARK LYNCH, REALTOR®
(319) 331-0409
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SKOGMAN
COMMERCIAL



OFFERING SUMMARY

Sale Price:	\$2,420,000
Lot Size:	2.05 Acre
Year Built:	New
Zoning:	CC-2

LOCATION OVERVIEW

The two form an "L" around McDonalds; one lot is between Staples and McDonalds and the other lot is between McDonalds and the river.

PROPERTY OVERVIEW

Two contiguous lots that are 2.05 acres lot on S. Riverside. Good location next to McDonalds and close to the hard corner of S. Riverside & W. Benton. Traffic count is 23,100/day on S. Riverside and 15,100/day on W. Benton. Property is in the Riverfront Crossings Master Plan which allows for a housing development. Concrete pad already at the site. Zoned CC-2.

PROPERTY HIGHLIGHTS

- Amenities: On Bus Line
- Zoning: CC-2
- 2.05 acres - Great Location



