

**FOR SALE** Investment, Retail



**266 Blairs Ferry Rd NE**  
Cedar Rapids, IA

**JIM ANGSTMAN REALTOR, CCIM**  
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*Licensed in the State of Iowa*

**REALTY87**  
COMMERCIAL

**JIM ZACHAR, REALTOR**  
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# PROPERTY FEATURES



**GROSS SQUARE FEET:** 15,803



**LOT SIZE:** 2.02 Acres



**YEAR BUILT:** 1986



**ZONING:** Suburban Mixed Use



**PARKING:** 45 spots



**TRAFFIC COUNT:** 25,400 daily average



**DOCK DOORS:** 1

## DETAILS:

- Anchored by Dollar General
- Excellent visibility
- Tenants: Batteries Plus, Willie Ray's Q Shack, EZ Money
- Located near Collins Aerospace, and Lindale Mall
- Stable income

**PRICE:** \$1,670,000

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# PROPERTY PICTURES



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# AERIAL



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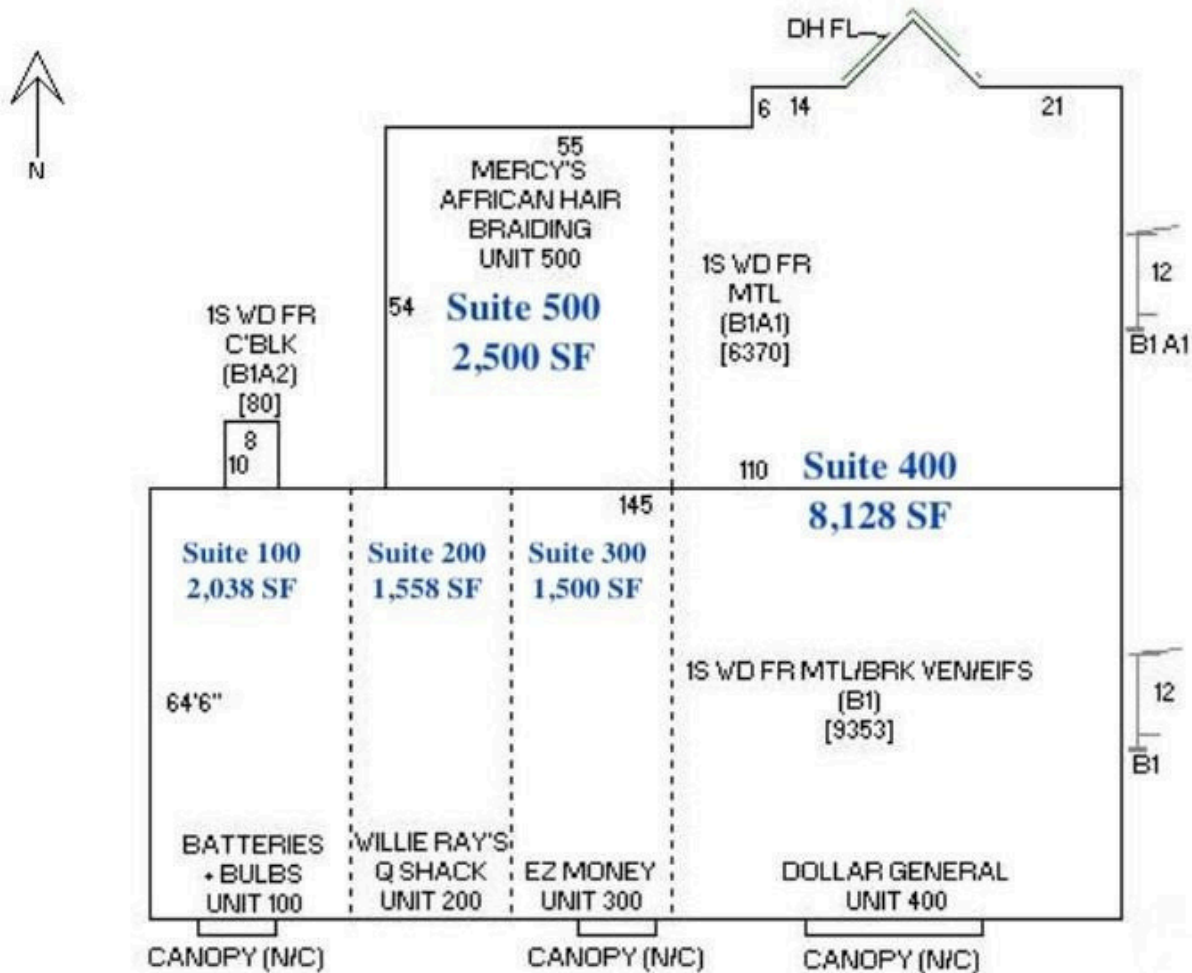
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Buyer to verify all information. Information is deemed reliable, but not guaranteed.  
Data: Realtor Property Resource (RPR) &/or IowaDOT



# FLOOR PLAN



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# LEASE SUMMARY

TENANT:	SUITE:	BASE RENT:	TAXES:	CAM:	TOTAL:	SF:	LEASE EXPIRATION:
BATTERIES PLUS	100	\$2,938.62	\$522.97	\$364.00		2,038	2/28/2028
WILLIE RAY'S Q SHACK	200	\$1,500.00	-	\$100.00		1,558	Month to Month
EZ MONEY	300	\$1,800.00	\$398.00	\$268.00		1,500	6/30/2026
DOLLAR GENERAL	400	\$6,300.00	\$2,028.00	\$1,541.01		8,128	12/31/2026
RPW IOWA	500	\$2,500.00	-	-		2,500	1/31/2029
TOTALS:		\$15,038.62	\$2,948.97	\$2,273.01	\$20,260.60		

TOTALS REVENUE: \$20,260.60

EXPENSES: \$8,345.33

CASH AVAILABLE FOR DEBT SERVICE: \$11,915.27

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