

1324 E Locust St, Davenport, IA 52803

\$375,000



ACTV	Zoning	C-2	3606	Built
		Actual Zoning	Approx. SqFt	1987

Retail/Stores		Orig. List Price:	\$375,000
MLS #:	QC4268199	List Date:	09/29/2025
Township:	N/a	Listing Market Time:	178
Subtype:		Total Market Time:	178
# Stories:	1	Lease SqFt Yearly:	0
# Units:		Monthly Rent Price:	
# Tenants:		Est. Ann. Passthru. \$/SF:	
Min Rent SqFt:	0	Total Taxes:	\$4,862 - 2024
Unit SqFt:	3606	Max Rent SqFt:	0
		List Price Per SF:	\$103.99
		Sold Price Per SF:	\$0

Great investment opportunity for a turnkey property currently operating as a car wash located on highly traveled Locust st. with 21,300 VPD. Price includes value of land and building, which consists of 4 hand wash bays, 2 automatic wash bays, and vacuums.

General

Area:	7532	Min Avail Sq Ft (Rentable):	0
City, State, Zip:	Davenport, IA 52803	Max Avail Sq Ft (Rentable):	0
County:	Scott	Gross Rentable Area:	
Township:	N/a	Net Rentable Area:	
Unincorporated (Y/N):		Frontage/Access:	City Street
Zoning Type:		Current Use:	Commercial
Actual Zoning:	C-2	Known Encumbrances:	
Sub Type:		Location:	
Approx Year Built:	1987	PIN:	C005702A
Lease Type:		Multiple Pin Numbers:	No
Estimated Cam/Sf:			
Estimated Tax/Sf:			
Directions:	East Locust St., East of Bridge Ave.		
Relist (Y/N):			
Mobility Score:	-		

Exterior Features

Lot Dimensions:	26195 SF	Foundation:	
Lot Sq Ft:	26195	Roof Structure:	
Lot Size Source:		Roof Coverings:	Metal
Approx Total Bldg Sq Ft:	3606	Docks:	
# Of Stories:	1	# Of Parking Spaces:	
# Of Drive In Doors:	6	Indoor Parking:	
# Of TL Docks:	0	Outdoor Parking:	
Ceiling Height (Ft):		Parking Ratio:	
Construction:	Concrete Block		
Exterior Building Type:	Block		

Interior Info

Of Units: _____
Of Tenants: _____
Extra Storage Spaces Available (Y/N): _____

Misc Inside: _____
Floor Finish: _____ Concrete

Utilities/Green

Air Conditioning: _____
Electrical Service: _____ Other, Other/Unknown
Heat/Ventilation: _____
Fire Protection: _____ Other
Water Drainage: _____
Utilities To Site: _____
Tenant Pays: _____

HERS Index Score: _____
Green Supporting Documents: _____
Energy/Green Building Rating Source: _____
Green Features: _____

Financial

Gross Rental Income \$: _____
Total Monthly Income: _____
Total Annual Income: _____ \$0
Net Operating Income: _____ \$0
Cap Rate: _____
Taxes: _____ \$4,862 - 2024
Total Annual Expense: _____
Loss Factor : _____
Operating Expense Includes: _____

Special Assessments: _____ No
Frequency: _____ Not Applicable
Fuel Expense: _____
Electricity Expense: _____
Water Expense: _____
Scavenger Expense: _____
Insurance Expense: _____
Other Expenses: _____

Listing Info

Property Offered: _____ For Sale Only
Original List Price: _____ \$375,000
Original Rent Price: _____
List Price: _____ \$375,000
Rental Price (\$ per SF/Year): _____
List Date: _____ 09/29/2025
List Date Rcvd: _____ 09/29/2025
List Mkt Time: _____ 178
Closed Date: _____
Rented Date: _____
Contract Date: _____

Off Market Date: _____
Contingency: _____
Financing: _____
Concessions: _____
Sales Terms: _____ Cash Only
Possession: _____ Negotiable
Broker Owned/Interested: _____ No

Office/Sales

Broker to Broker Remarks: _____

Broker: NAI Ruhl Commercial Company (108031) / (563) 355-4000 (tel: (563) 355-4000)

List Broker: Ethan Simons (1081110) / (tel:) / esimons@ruhlcommercial.com (mailto:esimons@ruhlcommercial.com)

CoList Broker: Pete Stopulos (1082707) / (tel:) / pstopulos@ruhlcommercial.com

Information: _____ Show-Call List Office

Cont. to Show?: _____
Expiration Date: _____ 09/25/2026

Does your seller agree to their listing address being displayed online?: Yes

Call for Rent Roll Info: _____

More Agent Contact Info: _____

Addl. Sales Info.: _____

Lock Box: _____

Lock Box Location: _____

Showing Instructions: _____ Contact LA

Display of 3rd Party Advert. on Listing Detail Page: _____

Does your seller agree to allow automated valuation models for their listing on Virtual Office Websites?: Yes

Does your seller agree to allow comments on their listing on Virtual Office Websites?: Yes

Does your seller agree to allow display of price history on IDX?: _____

Does your seller agree to allow display of market time on IDX?: _____

Does your seller agree to allow display of automated valuation models on IDX?: _____

Does your seller agree to their listing remarks being displayed on Virtual Office Websites?: _____

Does your seller agree to allow their listing address being displayed on Virtual Office Websites?: _____

Does your seller agree to their listing being displayed online?: Yes

Does your seller agree to their listing being displayed on Virtual Office Websites?: Yes

Does your seller agree to listing remarks being displayed online?: Yes

Listing Type: _____ Exclusive Right to Sell

Holds Earnest Money: _____

Auct. Avail. Show: _____

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

Prepared By: Ethan Simons | NAI Ruhl Commercial Company | 03/25/2026 07:52 AM