

# 1398 Central Ave

Dubuque, Iowa

Premier  
Opportunity



49,000 SF

## For Sale

Price Subject to Deal Structure

## Parcel Sizes

6 Parcels

Building is approximately 49,000 SF

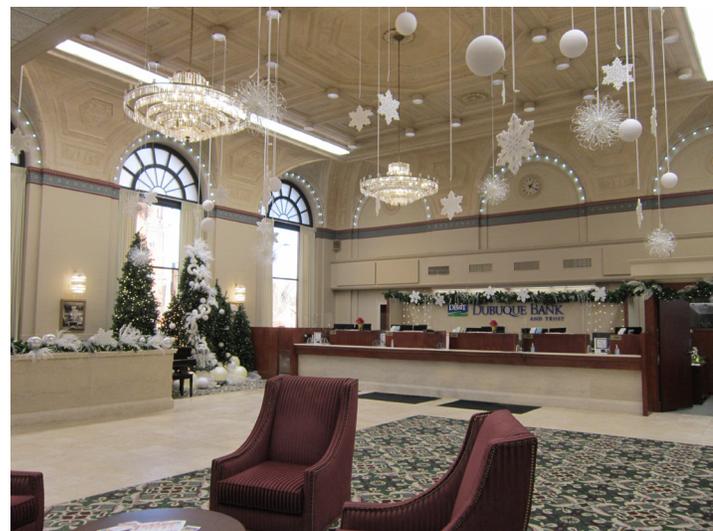
Includes 148 parking spaces + storage garage

## Building Advantages

- Meticulously maintained, high quality opportunity
- Move-in ready office space or redevelopment project
- Ornate elements throughout
- Mason and marble details
- Generous ceiling heights
- Passenger elevators (3)
- Original bank vaults
- Sale includes most existing furniture
- Second floor remodeled in 2019

## Site Advantages

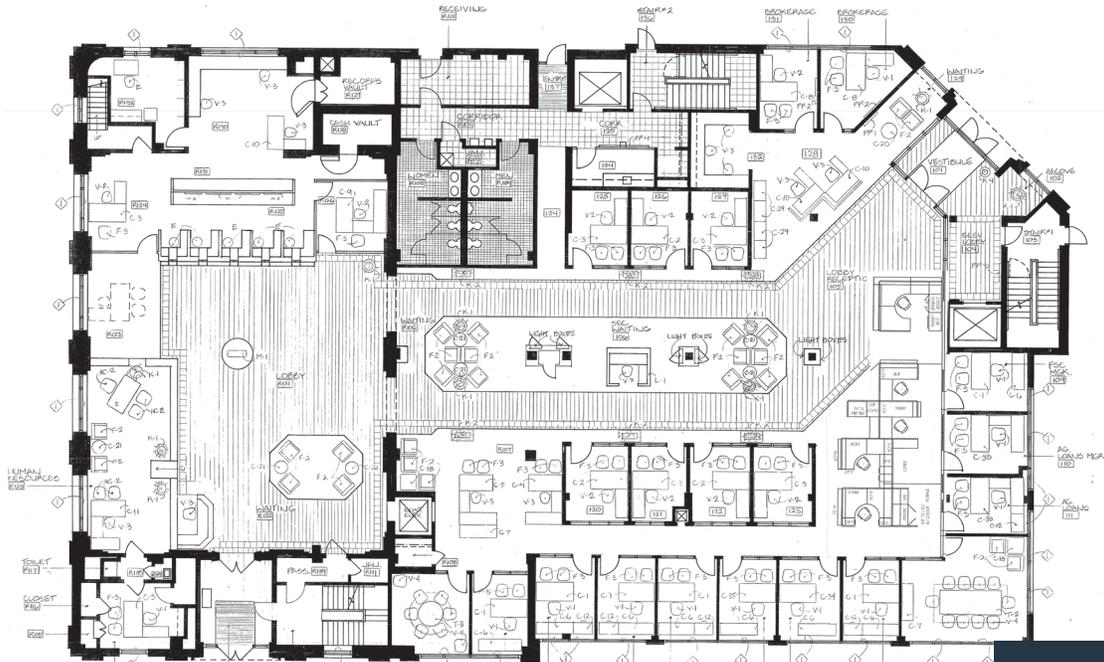
- Located in heart of downtown Dubuque along a major thoroughfare
- Extensive zoning uses



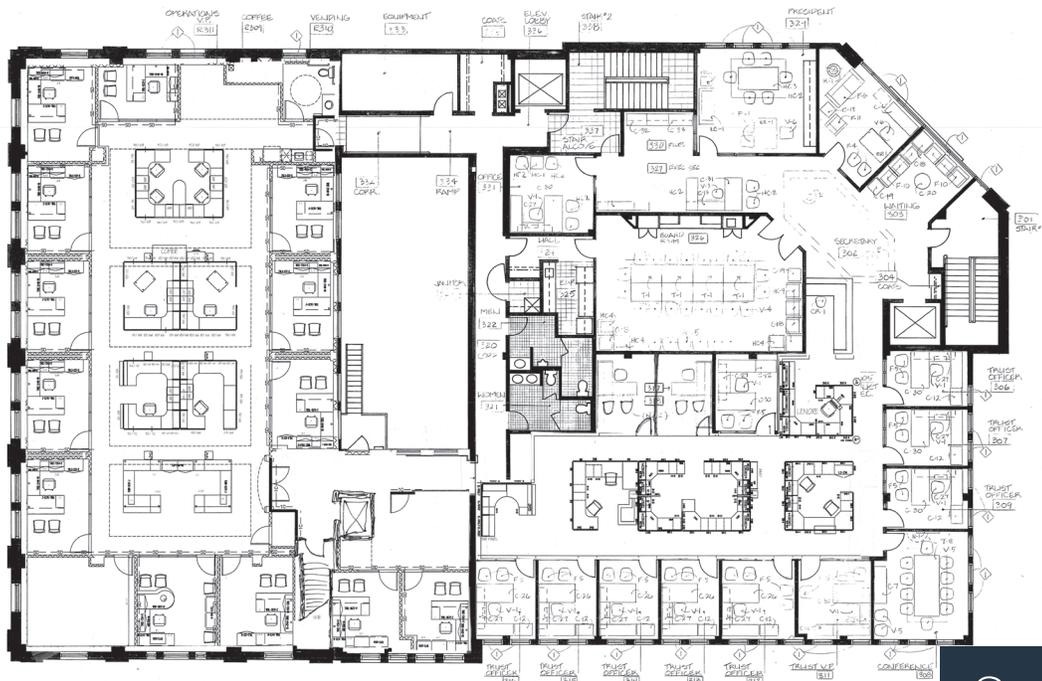
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1st Floor



3rd Floor

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## Site Features

- Located in Dubuque's vibrant downtown, a core commercial corridor minutes from major highways.
- Convenient location in a high-energy downtown with multiple attractions including:
  - Art & music festivals
  - Farmer's Market
  - Town Clock Plaza
  - Theater
  - Food trucks
  - Multiple dining options
  - Several coffee shops
  - Library
  - Post office
  - Social service agencies
  - County Courthouse
  - Parks and green space
  - School
  - Downtown living
  - and more



REALTOR®, Licensed in Iowa

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