



FOR SALE

850 CAPITOL ST, IOWA CITY

\$6,500,000

1.65 acres in a prime LOCATION; just 7 blocks from the Old Capitol building, the core of downtown Iowa City & the center of the University of Iowa campus. It's priced at \$6,500,000; approx \$91 per foot for land cost. It is comprised of two lots plus the former CRANDIC Railroad ROW which has been abandoned & included with this site. It is in the Riverfront Crossings District with a form-based zone code allowing appropriate housing densities & parking requirements. There is currently a single-story commercial / office building on this site. The lot and building directly to the north, 804 S. Capitol St, are not included in this offering but is listed for sale & can be added to complete a nice building site. The price of 804 Capitol is \$1,000,000. The value of this offering is in the land for future development & the pricing compares well with other parcels that have been developed & are under development near this site & also in the Riverfront Crossing District.

Information deemed reliable, but not guaranteed.

Price:

\$6,500,000

Zoning:

CI-1

Total Acres:

1.65 Acres

Traffic Count:

1,680 cars on Capitol St per day

Directions:

Property is on the corner of E Benton St and S. Capitol St in Iowa City.

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

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Licensed to sell real estate in the State of Iowa

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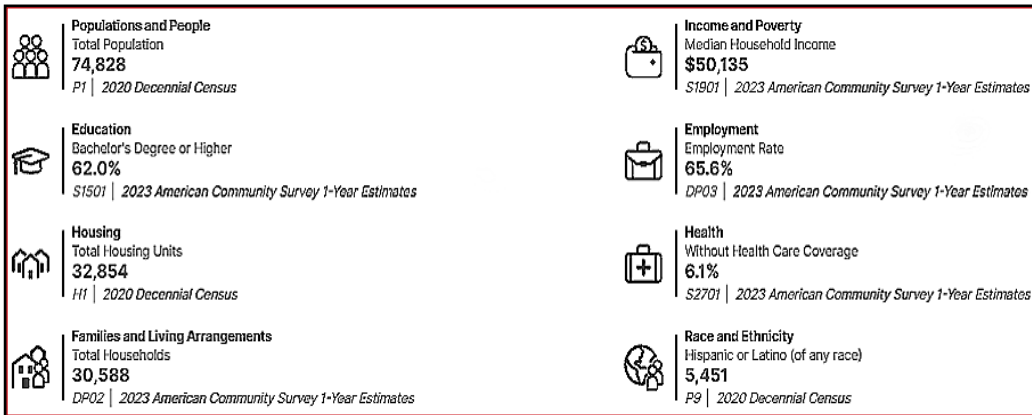
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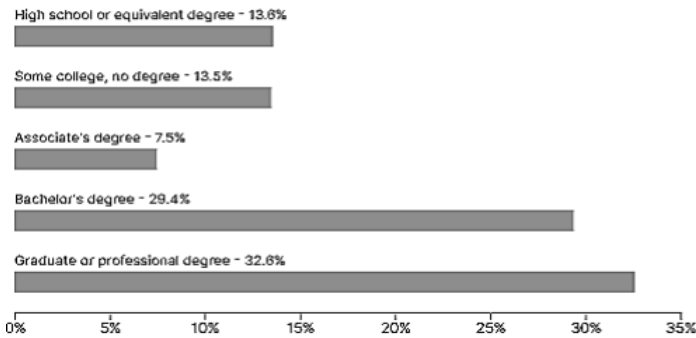
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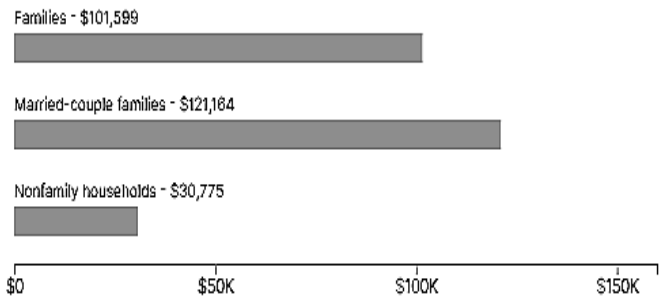
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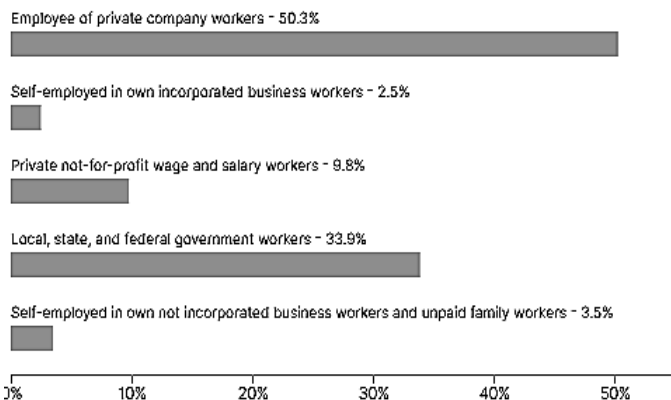
Education Attainment (Population 25 Years and Older) in Iowa City city, Iowa



Median Income by Types of Families in Iowa City city, Iowa

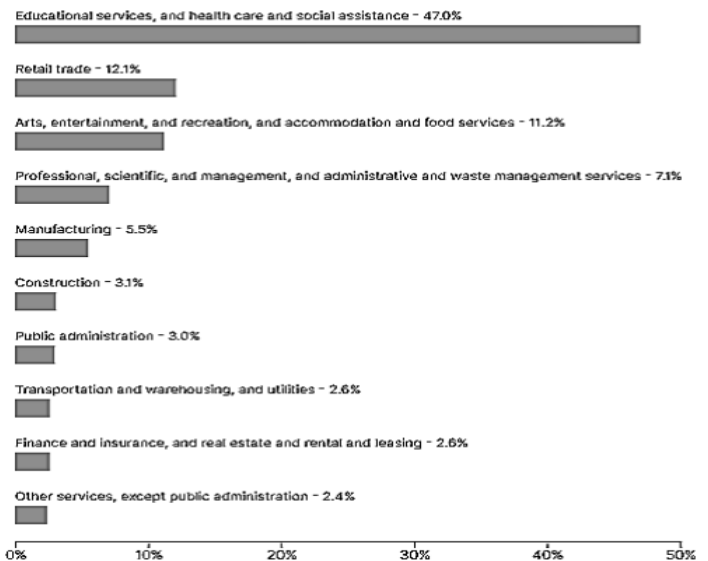


Class of Worker in Iowa City city, Iowa



Industry

Industry for the Civilian Employed Population 16 Years and ... in Iowa City city, Iowa



United States®
Census
Bureau

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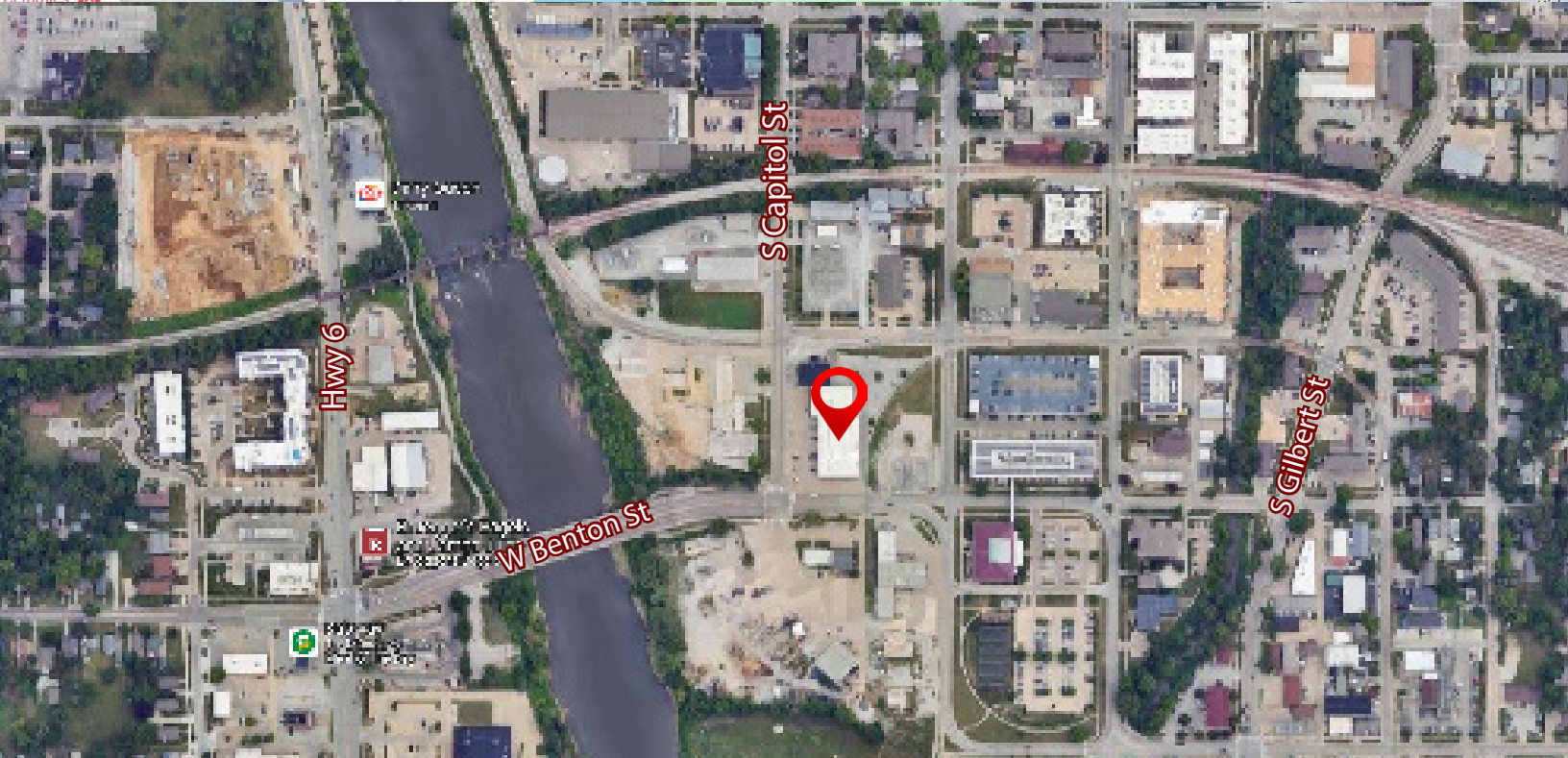
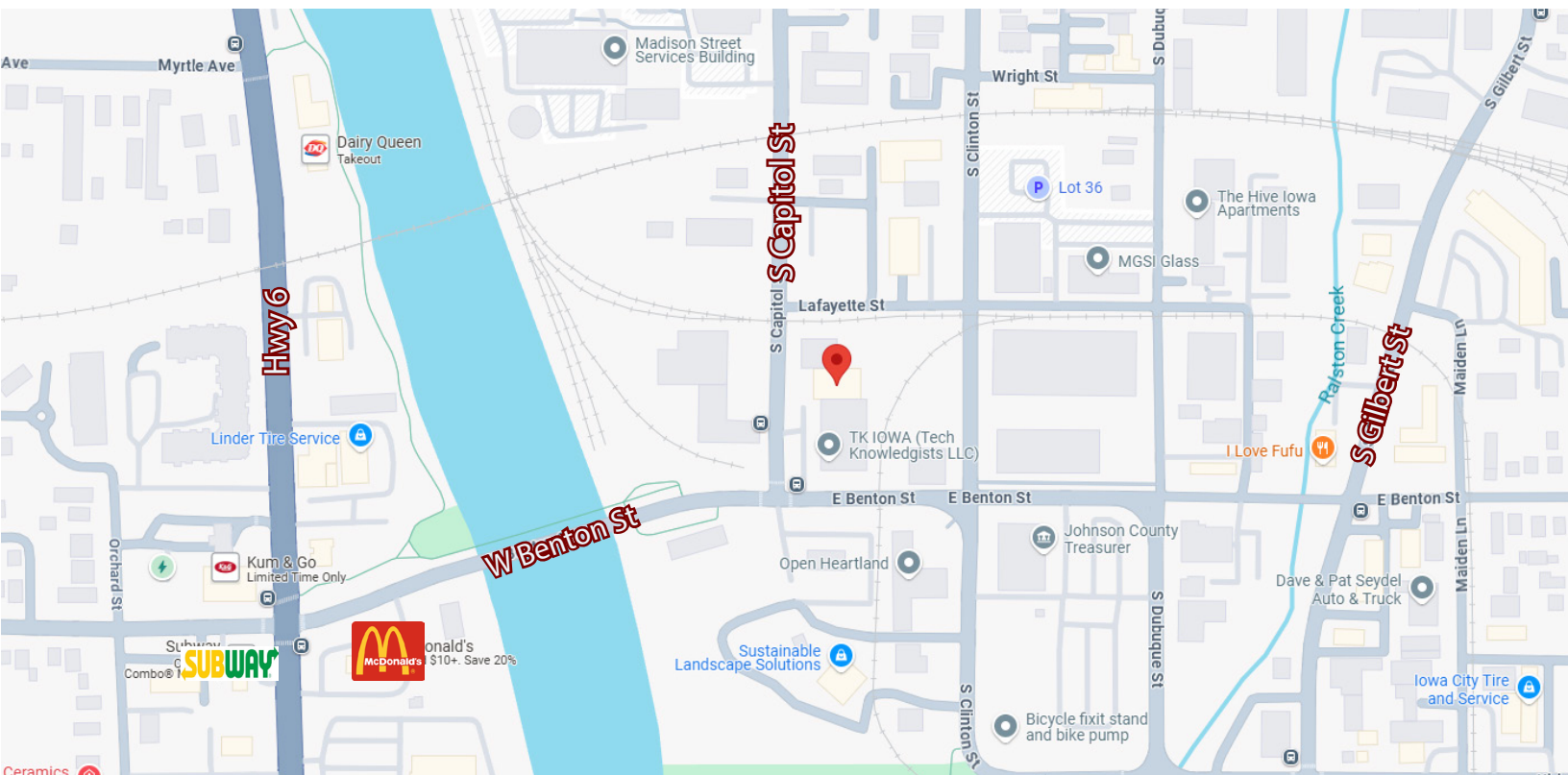
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