

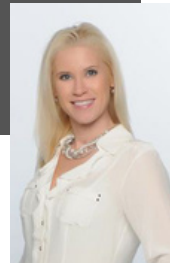
FOR SALE

T-MC Traditional Mixed Use Commercial \$600,000

OFFERING SUMMARY

Building Size:	4,116 Sq Ft
Lot Size:	0.82 Acres/ 35,719 Sq Ft
Zoning:	TMC -Traditional Mixed Use
Possession:	Immediate
MLS:	2600905
Location:	Corner of Mt Vernon Rd & 36th St.
Traffic Count:	15,900+ Cars/per Day

3414 Mt Vernon Rd SE
Cedar Rapids, IA 52403



HEATHER MORRIS, REALTOR®

(319) 350-7653

heather@heathermorrisrealtor.com

www.heathermorrisrealtor.com



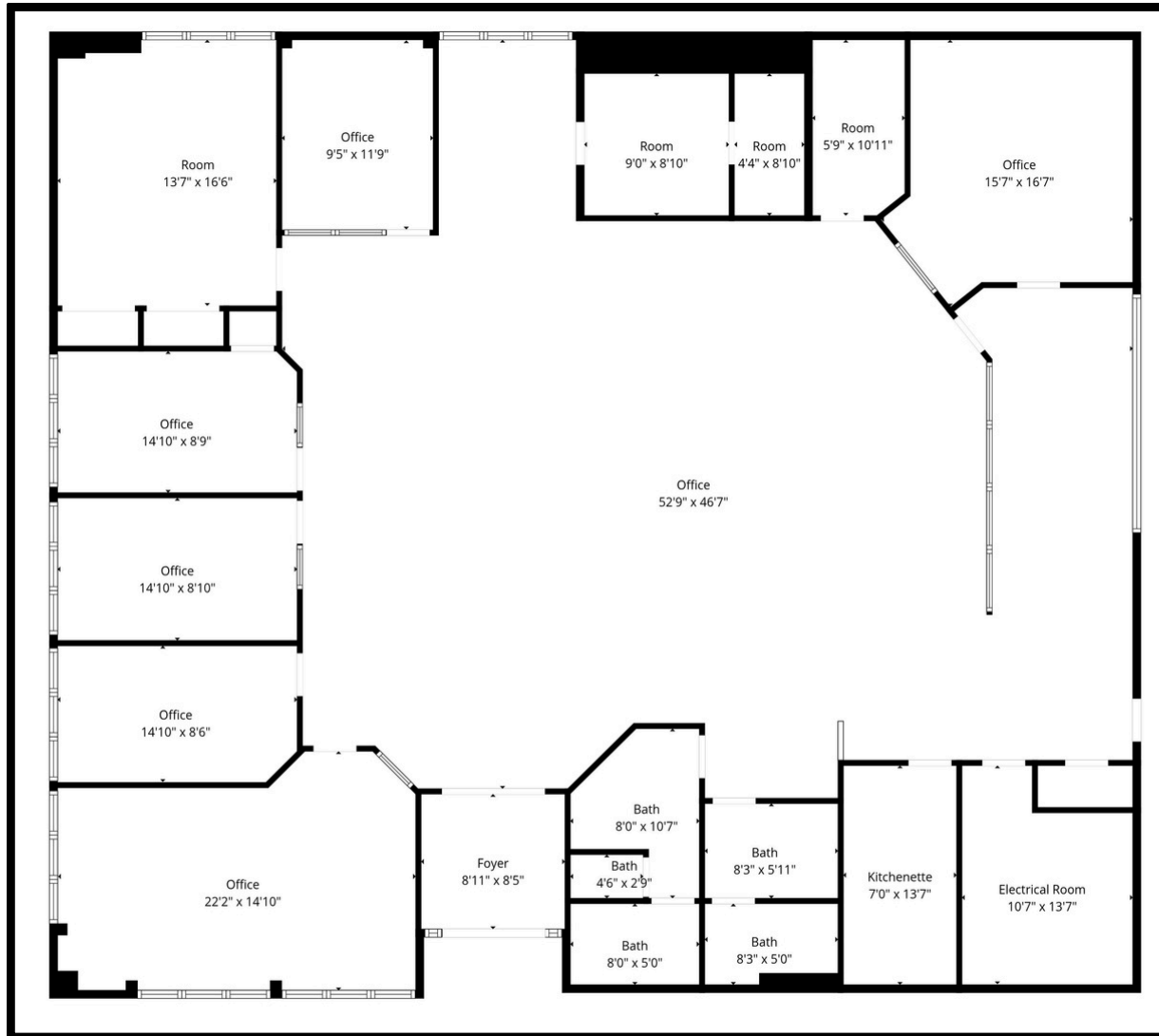
417 1st Avenue SE | Cedar Rapids, IA 52401 | www.skogmancommercial.com

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T-MC Traditional mixed use commercial zoned building and land for sale. Over 15,000 cars per day traffic count along Mt Vernon Road with additional egress and ingress along 35th Street. .82 acre lot, 35,719 square feet, with asphalt parking lot, 30 + parking spaces, drive up or through building and turning ratio capability. Heavily remodeled building with oversized office or display windows, solid cherry doors, crown moldings, cabinets and millwork, decor ceiling accents and lighting plan. Zero entrance vestibule and employee service access door. 4,116 square footage currently offers 5 offices, a conference room multiple storage closets, a kitchenette break room, safe room, and teller line. Additional features include a lawn irrigation system, built in ceiling speakers, lit exit lights, lit monument sign, Mediacom fiber option. Floor plan available. All furniture, fixtures, equipment may remain or can be removed. Immediate possession. North lot line has a 4' high 133' and an additional 6' high 32' chain link fencing.

- 30 Marked Parking Spaces
- Asphalt Parking Lot
- MidAmerican Energy Gas 2025 Average: \$167
- Alliant Energy Electric 2025 Average: \$28
- Mediacom Fiber Phone/Internet, Private Trash Option
- Solid Cherry Trim, Crown Molding, Doors & Cabinets
- 5 Offices, Conference Room & Lobby
- 0.82 Acres, 35,719 Square Foot Lot Size
- Gross Tax: \$23,664
- Display Windows
- Irrigation System
- Lit Monument Sign
- Vestibule & Private Entrance
- Drive Through Option
- 2012 Rubber Membrane Roof
- 2006 Remodel Plan Attached
- Kitchenette/Break Room Facility
- 2 Restrooms
- Bank Vault & Lockboxes
- Zero Entrance
- Lit Exit Lights
- Block & Brick Construction
- High Visibility Corner Lot
- North Lot Line Chain Link Fencing



***Room sizes are approximate.**



CEDAR RAPIDS ZONING MAP

