

MULTI - USE



~~\$450,000~~
\$300,000



**This Property
Pays For Itself
ON DAY 1**

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Phone
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Address
608 35th Avenue
Moline, IL 61265

The Numbers:

- \$2,070/month existing rental income
– 112% mortgage coverage
- **Asking \$300,000** (orig ~~\$450,000~~)
- 2-year lease remaining – secured, predictable runway
- **8,400 SF total** – majority available to lease at market rate
- 35 parking spaces

video tour



OFFICE + RETAIL



MEDICAL + WELLNESS



Who This Is For

- Investors seeking immediate cash flow with significant lease-up upside
- Medical or wellness operators who want a move-in-ready clinical build without the build-out cost
- Owner-operators looking to occupy one suite and lease the other
- Aesthetics, IV therapy, or integrative health practices – the infrastructure is already there

Strategic Location

- Adjacent to Wildwood Corporate Park
- Borders a high-income residential neighborhood
- Under 0.25 miles from major retail shopping centers
- 5 minutes to two interstates
- Established commercial corridor with strong professional traffic

**CASH-FLOWING
MULTI-SUITE
COMMERCIAL
PROPERTY**

LOCATION LOCATION LOCATION

