

FOR SALE
Office Space & Investment



448 7th Ave
Marion, IA

JIM ANGSTMAN, REALTOR, CCIM
319-540-1800
JimAngstman@Realty87.com
Licensed in the State of Iowa

REALTY87
COMMERCIAL

JIM ZACHAR, REALTOR
319-389-0008
JimZachar@Realty87.com
Licensed in the State of Iowa

PROPERTY FEATURES - OFFICE



GROSS SQUARE FEET: 1,025



LOT SIZE: 7,200 SF



OFFICES: Yes



YEAR BUILT: 1900



ZONING: UTC-1



TRAFFIC COUNT: 28,300 + daily



PARKING: 7 off-street spaces



KITCHEN: Yes



RESTROOM: 2 half baths



HVAC: Central Heat, Central Wall



DETAILS:

- Handicap accessible
- Dry basement
- Laundry hook-ups on main level

PRICE:

- \$225,000

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PROPERTY FEATURES - APARTMENT



GROSS SQUARE FEET: 998



LAUNDRY: Yes



BEDROOMS: 1



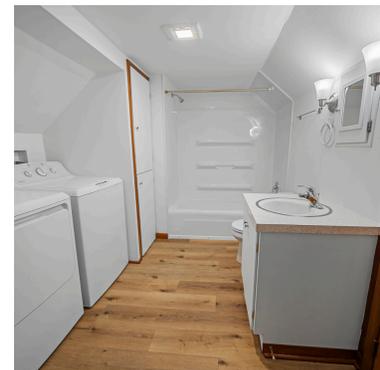
KITCHEN: Yes



RESTROOM: Full bath



HVAC: Window air



DETAILS:

- 2nd level is a leased apartment
- Separate entrance

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AERIAL



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5408 Blairs Forest Way NE | Cedar Rapids, IA 52402

Buyer to verify all information. Information is deemed reliable, but not guaranteed.
Data: Realtor Property Resource (RPR) &/or IowaDOT