



# FOR SALE

## 24 & 70 STURGIS CORNER DR, IOWA CITY

### \$4,300,000

Leased investment opportunity. Long time reputable tenants in place, with ample parking. Great location on the banks of the Iowa River and great visibility from Hwy 6 with 13,850 cars per day.

**Price:**

\$4,300,000

**Zoning:**

CC2

**Total SQFT:**

26875 SQFT

**Traffic Count:**

Visible by 13,850 cars on Hwy 6 per day

**Directions:**

Westbound on Hwy 6, north on Sturgis Corner Dr or east on Sturgis Corner Dr from Riverside Dr.

Information deemed reliable, but not guaranteed.

**Jeff Edberg, CCIM, SIOR**

**Jeff Edberg Team**

📞 319-331-6187

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🌐 [www.icrealestate.com](http://www.icrealestate.com)

Licensed to sell real estate in the State of Iowa

**Carmen Krueger, Realtor®**

**Jeff Edberg Team**

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# LKR

LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd, Iowa City, IA 52246



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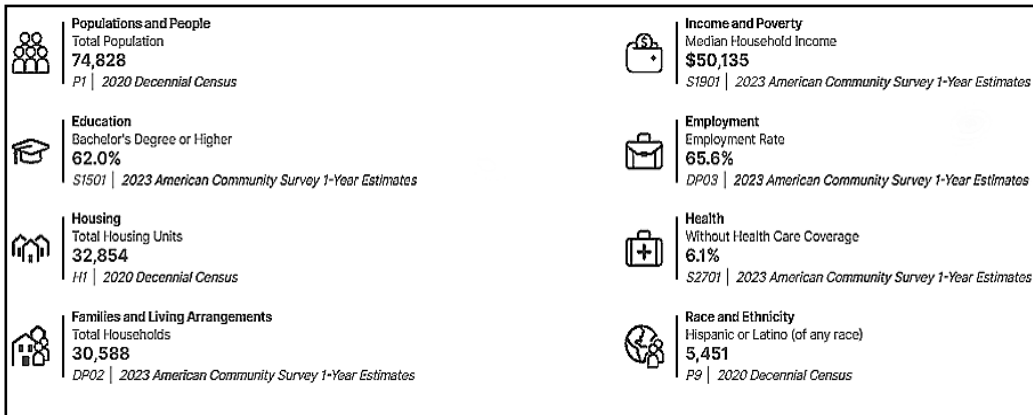
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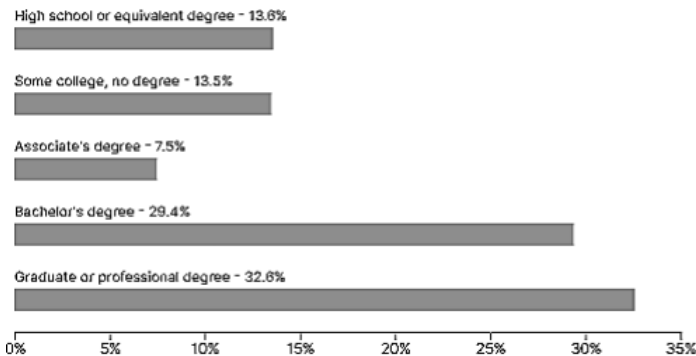
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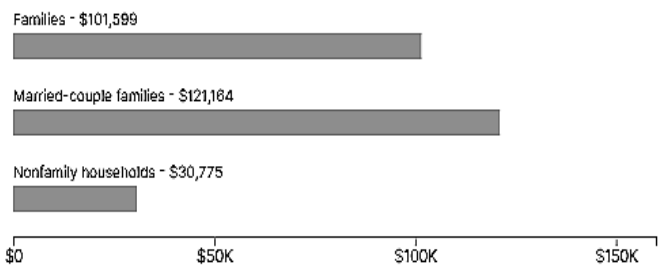
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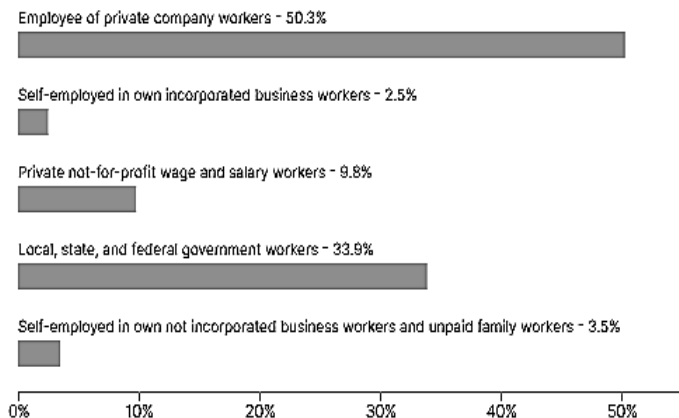
#### Education Attainment (Population 25 Years and Older) in Iowa City city, Iowa



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

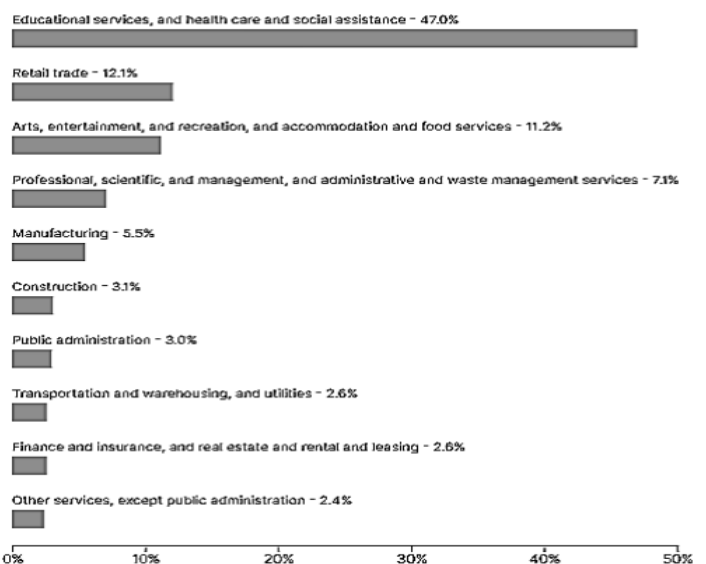


#### Class of Worker in Iowa City city, Iowa



#### Industry

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



United States®  
**Census**  
Bureau

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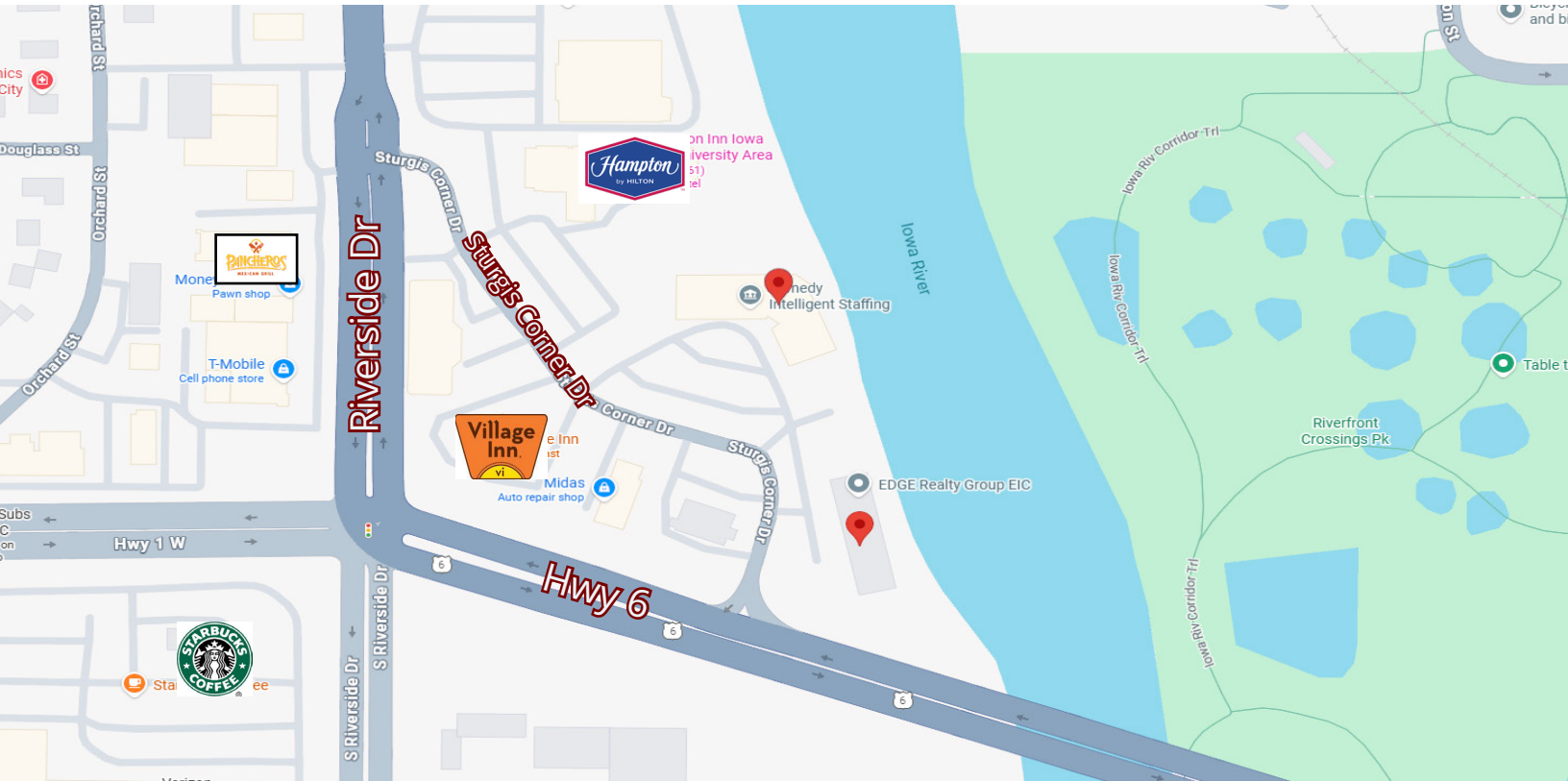
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