



411 & 517 2nd St, Coralville, IA

Commercial, Restaurant, Retail, Office Space

FOR SALE \$2,430,000



Jeff Edberg

Broker Associate, CCIM, SIOR

319-331-6187

jeff@icrealestate.com



Carmen Krueger

REALTOR®

319-330-4927

carmen@icrealestate.com

LEPIC-KROEGER, REALTORS® IOWA CITY, IA

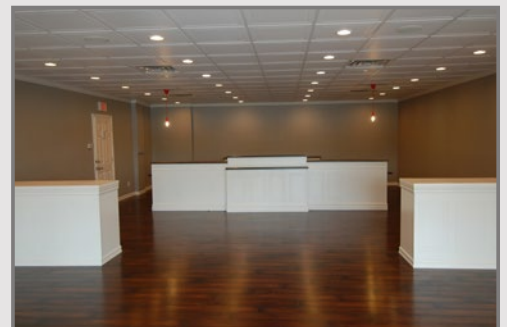
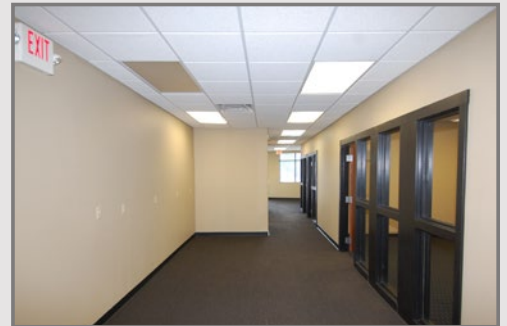
Licensed to sell real estate in the state of Iowa.

www.icrealestate.com

411 & 517 2nd Street, Coralville, IA

Two commercial buildings with 21,274 total square feet on 1.2 acres of C-2 zoned Arterial Commercial land with 32,220 cars per day in front. Both go together and are on a hard corner with traffic light at the NEC of 2nd St and 6th Ave in Coralville. A mix of Commercial, warehouse and 5 apartments with a total income of \$278,038. See full proforma in associated docs. Tenants include Pita Pit, Allegra Printing, Keystone Liquors and Cafe Crema coffee shop.

Property Two Buildings Suitable for Retail,
Office, Restaurant
Address 411 & 517- 2nd Street, Coralville, IA
Zoning C2, Arterial Commercial
Sale Price \$2,430,000, Two Buildings
Property Taxes \$65,576 per year
Seller Coralville Commercial LLC
Size..... 21,274 SF (Both Buildings)
Year Built..... 1987
Traffic Counts 32,220 Cars Per Day
Area Highlights Located on the busy Coralville Strip,
C-2 zoned Arterial Commercial land
on a hard corner with a traffic light at
the NE corner of 2nd St. & 6th Ave.
Directions North Side of the Coralville Strip, east
of 6th Ave.



LKR

LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd, Iowa City, IA 52246

This information is deemed reliable, but is not guaranteed.