



1620 Hwy 1, Iowa City

Commercial Retail Space

FOR SALE ~ FOR LEASE



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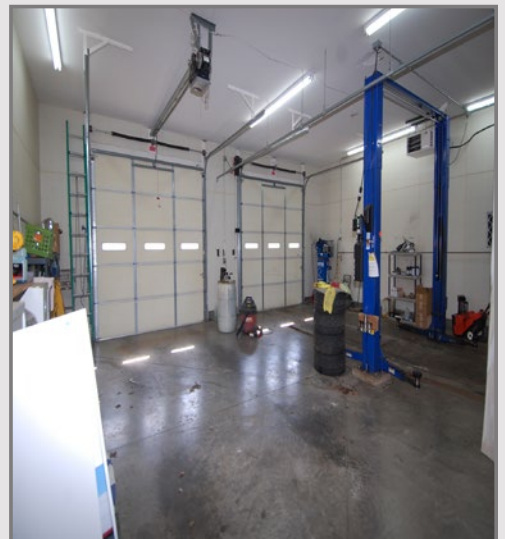
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1620 Hwy 1, Iowa City

Ideal auto sales facility on Hwy 1 near Mormon Trek. 2108 sf building w/ 3 offices, reception area with restroom, kitchen/break room & 2 bay shop. Personal property is negotiable. Concrete lot has parking for 45-50 cars & is well lit with several pole lamps. Grass area to the southeast is leased from the City at nominal charge so parking is allowed on it. Traffic counts of 22,600 cars per day provide great visibility. Immediate occupancy, move in ready condition.

PropertyCommercial Retail Space
Address1620 Hwy 1, Iowa City, IA
Sale Price\$700,000
Lease Price\$3,790 Base + NN Charges = \$5,536.13 per mo
Size.....2108 Square Feet on .95 Acres
Year Built.....2007
Traffic Count.....22,600 Cars Per Day
Directions.....On the northwest side of Hwy 1, just northeast of
the Hwy 1/Mormon Trek intersection.



LKR

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2346 Mormon Trek Blvd, Iowa City, IA 52246

This information is deemed reliable, but is not guaranteed.