

FOR LEASE ~\$15 / NNN



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345 Dubuque St, Iowa City, IA

Former Fair Grounds coffee shop location for lease. May be food, service, or retail related providing it's support for the transportation center in some manner. Serving the transportation center could be convenience or service or bus transportation. The space is 2,756 square feet at a monthly rate of \$3,922.71 including all building taxes, building insurance and any common area maintenance.

Property	Restaurant Space / Retail
Owner	Wendy Ford
Lease Price	\$15 / NNN (plus taxes, insurance and CAM)
Taxes.....	\$1.58/ ft / year
Insurance	\$.50/ft / year
CAM.....	\$0
Zoning	RFC SD
Size.....	2,756 SF
Year Built.....	2005
Available	Immediatley
Traffic Counts	17,700 cars per day on E Burlington
Directions	South on Dubuque from Burlington or north on Dubuque from Court St



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This information is deemed reliable, but is not guaranteed.