



## 1970 & 1980 Spruce Hills Drive

Bettendorf, IA 52722

**Sale Price: \$1,200,000**

### Property Features

- Sale includes 2 office buildings
  - 1970 Spruce Hills Dr – 8,926 SF
  - 1980 Spruce Hills Dr – 3,584 SF
- Also includes adjacent land
  - Parcel 8421032033
- Total of 12,510 SF on 1.25 acres of land
- Zoned C-5
- Well maintained office buildings with easy access to 1-74
- Ample parking
- Perfect for owner occupied with additional tenants in place
- Owner relocating and will vacate upon sale
- Contact List Agent for details



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