



**COMMERCIAL PARK - INVESTMENT PROPERTIES**  
111, 208 & 220 E 50TH ST DAVENPORT, IA  
\$1,525,000

**PROPERTY FEATURES**

- HIGHLY VISIBLE THREE PROPERTY INVESTMENT OPPORTUNITY IN ONE PARK
- PROVIDES GREAT EXPOSURE TO HIGHLY TRAVELED BRADY STREET AND WELCOME WAY
- CAPRATE OF 8%, WITH AN NOI OF APPROXIMATELY \$122,099.00 AND ONLY ONE VACANCY
- TOTAL PROPERTY SQUARE FOOTAGE OF 42,499 WITH 2.06 ACRES
- BUILDINGS ZONED C-2 AND C-3
- AMPLE PARKING ON ALL BUILDINGS WITH HIGH PYLON SIGN EXPOSURE
- INCLUDES PARCELS P1216-19A, P1209-11A, P1209-12
- BUILDINGS BUILT IN 1990, 1992 & 1993
- TOTAL ANNUAL TAXES: \$89,568 (2019)



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**LANGAN & HADJIS**

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UPDATED: 03/2021

**FOR SALE**  
**COMMERCIAL PARK**  
**3 BUILDINGS**  
 3,111 / 4,641 / 10,000 SF  
**\$1,525,000**



**208 E 50<sup>TH</sup> STREET**

PARCEL #:	P1209-11A
ANNUAL TAXES:	\$9,940.00 (2019)
AVAILABLE SF:	3,111 SF
ACRES:	0.51 ACRES
ZONING:	C-3
YEAR BUILT:	1992



**220 E 50<sup>TH</sup> STREET**

PARCEL #:	P1209-12
ANNUAL TAXES:	\$14,518.00 (2019)
AVAILABLE SF:	4,641 SF
ACRES:	0.56 ACRES
ZONING:	C-3
YEAR BUILT:	1990



**111 E 50<sup>TH</sup> STREET**

PARCEL #:	P1216-19A
ANNUAL TAXES:	27,918.00 (2019)
AVAILABLE SF:	10,000 SF
ACRES:	0.99 ACRES
ZONING:	C-2
YEAR BUILT:	1993



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Traffic Count	VPD
Brady Street	16,400
Welcome Way	13,700

