



# Commercial For Sale

14,602 Sqft - 2525 16th Avenue SW, Cedar Rapids, Iowa 52404



## Description

Unique historic building renovated to create contractor suites with shared common space and generous outside fenced vehicle/material storage at cost effective rents. Heated space includes large double door access and an office, shared toilets, and lockers, conference/break room spaces. Great location with easy access to Highways 30 & 100 plus I-380. Equity ownership possible. Listing agent is a partial owner. Rate includes all utilities plus there is a load factor of 1.25.

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## Basic Details

Property Type:	<b>Commercial</b>
Listing Type:	<b>For Sale</b>
Listing ID:	<b>2104989</b>
Price:	<b>\$0</b>

Beds:	<b>0</b>
Total Full Baths:	<b>0</b>
Baths:	<b>0</b>
Half Bathrooms:	<b>0</b>
Square Feet:	<b>14,602 Sqft</b>
Construction Year:	<b>1949</b>
Lot Size:	<b>0 Acre</b>
Country:	<b>US</b>
State:	<b>IA</b>
County:	<b>Linn</b>
City:	<b>Cedar Rapids</b>
Zipcode:	<b>52404</b>
Status Category:	<b>Active</b>

## Features

✓	Heating Fuel:	Central, Gas
✓	Parking:	Off Street
✓	Roof:	Membrane
✓	Interior:	Storage
✓	Possession:	Immediately

## Address [Map](#)

Street:	<b>2525 16th Avenue SW</b>
Floor Number:	<b>0</b>
Longitude:	<b>W92° 17' 35.1"</b>
Latitude:	<b>N41° 57' 45"</b>

## More [Information](#)

Office Name:	<b>SKOGMAN REALTY COMMERCIAL</b>
Virtual Tour:	<a href="#">Click here</a>

Directions:

**S on Williams Blvd, E on 16th Ave**

Zoning:

**SMUCC**

Lot Dimensions:

**Lease**

LA1Agent Logon Name:

**olsonscott121**

LA1Agent First Name:

**Scott**

LA1Agent Last Name:

**Olson**

LO1Main Office ID:

**CSKN05**

PriceChangeTimestamp:

**07-22-2021**

### Agent Information

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Name: Scott Olson

Office: SKOGMAN REALTY COMMERCIAL

### Additional Details

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Interior: Storage

Possession: Immediately

Listing Date: 07/22/2021

Directions: S On Williams Blvd, E On 16Th Ave

Lot Dimensions: Lease

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**Urban Acres Real Estate**