



# Commercial For Rent

0 Sqft - 401 Parkside Dr, Unit Suites 2, 3, West Branch, Iowa 52358



## Description

This Interstate commercial development offers a gas station/convenience store and a new addition up to 4830 sq ft of commercial space. Your commercial sized per balance of space. There are two remaining suites are approximately 1583 sq ft. The CAM/Tax is estimated at \$6.00 per sq ft. There is an allowance list available toward the tenant build-out. Can start tenant build-out now.

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## Basic Details

Property Type:	<b>Commercial</b>
Listing Type:	<b>For Rent</b>
Listing ID:	<b>202204907</b>
Price:	<b>\$0</b>
Beds:	<b>0</b>

Baths:	<b>0</b>
Half Bathrooms:	<b>0</b>
Square Feet:	<b>0 Sqft</b>
Construction Year:	<b>2022</b>
Lot Size:	<b>1 Sqft</b>
Country:	<b>US</b>
State:	<b>IA</b>
County:	<b>Cedar</b>
City:	<b>West Branch</b>
Zipcode:	<b>52358</b>
Unit #:	<b>Suites 2, 3</b>
Status Category:	<b>Active</b>
Area:	<b>NE Quadrant</b>

## Features

✓	Heating Fuel:	<b>Forced Air</b>
✓	Cooling System:	<b>Central A/c</b>
✓	Roof:	<b>Composition</b>
Internet:		<b>Yes</b>
Elevators:		<b>Yes</b>
✓	Possible Finance:	<b>Cash</b>
✓	Possession:	<b>Negotiable</b>
✓	Showing Instructions:	<b>Showingtime, Call Agent Only</b>

## Address [Map](#)

Street:	<b>401 Parkside Dr</b>
Floor Number:	<b>0</b>
Longitude:	<b>W92° 39' 14.6"</b>
Latitude:	<b>N41° 39' 59.7"</b>

## More [Information](#)

Office Name: **Urban Acres Real Estate**

Sales Term: **Conventional**

✓ Ownership Type: **Commercial**

Update Date: **11-01-2022 15:05:59**

Elementary School: **West Branch**

Jr./Middle School: **West Branch**

High School: **West Branch**

Directions: **I-80 Exit 254. South. Parkside Dr The street and development is on the North East side of the I-80 Exit**

Zoning: **Commercial**

Lot Dimensions: **irreg**

LA1Agent Logon Name: **i1186**

LA1Agent First Name: **Peggy**

LA1Agent Last Name: **Slaughter**

LO1Main Office ID: **429**

PriceChangeTimestamp: **08-29-2022**

## Agent Information



- **Peggy Slaughter**
- 319.594.0617
- [peggyslaughter@urbanacres.com](mailto:peggyslaughter@urbanacres.com)

## Additional Details

Cooling System: Central A/c

Possible Finance: Cash

Possession: Negotiable

Showing Instructions: Showingtime, Call Agent Only

Listing Date: 08/29/2022

Directions: I-80 Exit 254. South. Parkside Dr The Street And Development Is On The North East Side Of The I-80 Exit

