



## Commercial For Sale

51,306 Sqft - 118 3rd Avenue SE 301, Unit 301,  
Cedar Rapids, Iowa 52401



### Description

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Excellent downtown office space available in this historic and well maintained building. The building features skyway access, a fitness club, salon and is in close proximity to restaurants. The rate includes all costs except for electricity. Light janitorial also included. Listing agent is a partial owner and licensed real estate agent in Iowa.

### Property [Description](#)

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### Basic [Details](#)

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Property Type:	<b>Commercial</b>
Listing Type:	<b>For Sale</b>
Listing ID:	<b>2209258</b>
Price:	<b>\$0</b>
Beds:	<b>0</b>

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Total Full Baths:	<b>0</b>
Baths:	<b>0</b>
Half Bathrooms:	<b>0</b>
Square Feet:	<b>51,306 Sqft</b>
Construction Year:	<b>1918</b>
Lot Size:	<b>0 Sqft</b>
Country:	<b>US</b>
State:	<b>IA</b>
County:	<b>Linn</b>
City:	<b>Cedar Rapids</b>
Zipcode:	<b>52401</b>
Unit #:	<b>301</b>
Status Category:	<b>Active</b>

## Features

✓	Heating Fuel:	Central
✓	Cooling System:	Central Air
✓	Roof:	Membrane
✓	Possession:	Immediately
✓	Stories/Style:	8

## Address [Map](#)

Street:	<b>118 3rd Avenue SE 301</b>
Floor Number:	<b>0</b>
Longitude:	<b>W92° 19' 57.2"</b>
Latitude:	<b>N41° 58' 37.2"</b>

## More [Information](#)

Office Name:	<b>SKOGMAN REALTY COMMERCIAL</b>
Directions:	<b>1st Ave to 2nd Street to 3rd Ave to 118.</b>

Zoning:	<b>Urban</b>
Lot Dimensions:	<b>Common</b>
LA1Agent Logon Name:	<b>olsonscott121</b>
LA1Agent First Name:	<b>Scott</b>
LA1Agent Last Name:	<b>Olson</b>
LO1Main Office ID:	<b>CSKN05</b>
PriceChangeTimestamp:	<b>10-18-2022</b>

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### Agent Information

Name: Scott Olson  
Office: SKOGMAN REALTY COMMERCIAL

### Additional Details

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Cooling System: Central Air  
Possession: Immediately  
Stories/Style: 8  
Listing Date: 10/18/2022  
Directions: 1St Ave To 2Nd Street To 3Rd Ave To 118.  
Lot Dimensions: Common

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