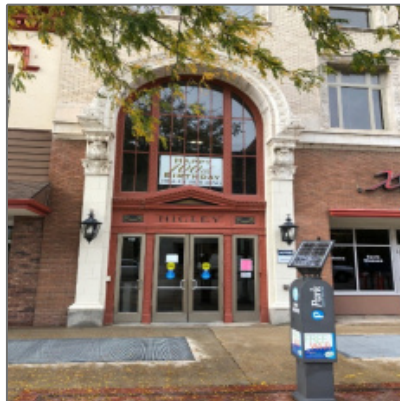




# Commercial For Sale

53,706 Sqft - 116/118 3rd Avenue SE, Cedar Rapids, Iowa 52401



## Description

Renovated 8 story and 2 story office buildings in the center of downtown revitalization. Many floors and common areas remodeled with long term track record of 85-95% occupancy. Revenue of \$406,000 received in 2022 with potential of additional \$60,000/year. Connection to skyway system plus several tenant amenities. Renovation project recent completed to create ADA toilets/access plus exterior painting of windows, canopy/soffit, new roof and fire escape update. Great opportunity for continued revenue growth. CA required for qualified buyers. Owners are licensed Real Estate agents in Iowa.

## Property Description

Renovated 8 story and 2 story office buildings in the center of downtown revitalization. Many floors and common areas remodeled with long term track record of 85-95% occupancy. Revenue of \$406,000 received in 2022 with potential of additional \$60,000/year. Connection to skyway system plus several tenant amenities. Renovation project recent completed to create ADA toilets/access plus exterior painting of windows, canopy/soffit, new roof and fire escape update. Great opportunity for continued revenue growth. CA required for qualified buyers. Owners are licensed Real Estate agents in Iowa.

## Basic Details

Property Type:	<b>Commercial</b>
Listing Type:	<b>For Sale</b>
Listing ID:	<b>2209289</b>

Price:	<b>\$2,150,000</b>
Beds:	<b>0</b>
Total Full Baths:	<b>0</b>
Baths:	<b>0</b>
Half Bathrooms:	<b>0</b>
Square Feet:	<b>53,706 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>
Status Category:	<b>Active</b>

## Features

✓	Heating Fuel:	<a href="#">Central</a>
✓	Cooling System:	<a href="#">Central Air</a>
✓	Roof:	<a href="#">Membrane</a>
✓	Possession:	<a href="#">Subject To Tenant Rights</a>

## Address [Map](#)

Street:	<b>116/118 3rd Avenue SE</b>
Floor Number:	<b>0</b>
Longitude:	<b>W92° 19' 56.6"</b>
Latitude:	<b>N41° 58' 36.8"</b>

## More [Information](#)

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

Directions: **1st Ave to 2nd Street to 3rd Ave to  
116/118**

Zoning: **Urban**

Lot Dimensions: **8400**

LA1Agent Logon Name: **olsonscott121**

LA1Agent First Name: **Scott**

LA1Agent Last Name: **Olson**

LO1Main Office ID: **CSKN05**

PriceChangeTimestamp: **10-20-2022**

### Agent Information

---

Name: Scott Olson  
Office: SKOGMAN REALTY COMMERCIAL

### Additional Details

---

Cooling System: Central Air  
Possession: Subject To Tenant Rights  
Listing Date: 10/20/2022  
Directions: 1St Ave To 2Nd Street To 3Rd Ave To 116/118  
Lot Dimensions: 8400

---

**Urban Acres Real Estate**