

Address: 2330 RAILROAD COUNCIL BLUFFS, IA 51503



List Number: 21-1505
 Prop Type: Commercial-Industrial
 Status: Active
 County: POTTAWATTAMIE
 Location: Free Standing
 Zoning:
 Elem. School:
 Jr High:
 High School:
 Leased: None

List Price: \$ 1,600,000
 Type of Property: Real Estate Only
 Area: Area 6
 Located City/County: City
 Year Built: 2008
 Insurance: 4200
 Sale: For Sale
 Parcel No.: 7543 20 200 012
 Lot Dimensions: 4.76 Acres
 Lot Size:
 TI REIDS Assmt Due:
 Current REIDS Yr PdN/A

SF Freezer	0	SF Refrigerator	0	Building Size	10,001 - 20,000
SF Manufacturing	0	SF Warehouse	5000	Bldg Expandable	Yes
SF Mezzanine	7200	SF Other	0.00	Addl Land Available	No
SF Office	1440	SF Total	13640	Assessed Value Bldg	
Auction		Bank Owned?	No	Assessed Value Land	
Agent Equity	No				

Directions: Legal: SECTION 20-75-43 ELY326.1' OF N496' LT 2 SE NE 20-75-43 S396' N616' LT 4 W OF RD SW NW 21-75-43
 Remarks: This property offers versatility for almost any type of business. The 5000 Sq. Ft. shop is insulated and heated with 3 large overhead doors. There is 1440 Sq. Ft. finished with 2 offices a break room and 2 large bath rooms. The plaza area offers potential for up to 8 office or retail bays with a total of 7200 Sq. Ft. The giant concrete lot and location are a perfect match for customer traffic.
 Private Remarks

Terms:	Sell In Entirety	Ceiling Height:	10'; 14' or Over
Potential Use:	Diversified; Lounge/Bar; Medical; Office; Professional; Restaurant; Restaurant/Lounge; Retail; Shop; Warehouse	Door Height:	More Than 12'
Documents on File:	Aerial Photo; Legal Description	Door Width:	12'
Improved Structure:	Yes; Multiple Buildings	Restrooms:	Two; ADA
Lease/Rent Includes:	None	Wiring:	200 - 400 Amps; 3-Phase
Parking:	Parking Area; Paved; 50 or More	Flood Zone:	Status Unknown
Construction:	Metal	Possession:	At Closing
Number of Stories:	One	To Show:	24 Hr Notice; Call Agent
Floors:	Conc Slab; Floor Drains; Tile	Utilities:	Electricity; Gas; Septic on Property; Telephone; Water
Walls:	Drywall; Finished; Insulated	Mortgage Info:	Gross Taxes: 19,984
Roof:	Metal		
Foundation/Basement:	Slab		
Heating/Cooling:	Central A/C; Gas FA; Hot Water		
Misc Amenities:	Auto Bay; HW Heater		

Status	Active	Original List Price	\$ 1,600,000	Listing Date	07/30/2021
Days On Market	89	Status Change Date	08/02/2021	Occupant	Owner
Variable Comm Rate	N				

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Additional Photos

