



MLS #: 7036366	St: ACTIVE	Cat: RETAIL PROPERTY	LP: \$0
Area: Bettendorf, N and W of Middle Rd.			
Addr: 3357 DEVILS GLEN		Road	Unit #:
City: Bettendorf	IA	Zip Code: 52722	
Park/Ctr/Bld:		County: Scott	
Sale/Rent: For Rent	Invest:	Tot Bldg SqFt: 5,752	
For Sale: No	For Lease: Yes	Lease \$/SF: \$14.75	Lease \$/Month:
Available SQFT: 1,445		Year Built: 2007	CAM \$/SqFt: \$1.55
# of Stories:		Lndlrld Contrib TI:	Total Pass-Thru Cost: 7.000000
Parking Spcs: 6		Lse Terms:	
Garage:		Lse Type: Net	
Acres: 1.14		Ceiling Hgt: ' "	
Lot: 49658.4		Flood Insurance: No	
Est Taxes/SQFT: 5.20		Est Insurance/SqFt: 0.25	

Virtual Tour

Directions: Middle Road & Devils Glen. Next to Family Credit Union.



Amps:	Volts:	Handicap Access: Yes
Three Phase:		Elevator Served:
Fire District Class:		Security System:
Ann Taxes: \$29,862.00	/ 2015	Inc Proj/Act/HS:
Parcel ID: 841537701		Exp Proj/Act/Hs:
Legal:		Zoned: C-2
GOI:		
TOE:		
NOI:		
1,445 SF office/retail inline suite, situated between Family Credit Union and Bettendorf Lock in strip center. Open floor plan allows for many different uses. Great visibility, traffic counts with Devils Glen Road access. Mature residential area nearby. Reasonable affordable rent for strong Bettendorf retail corridor.		
Includes:	Land, Building	
Location:	Neighborhood	
Heating:	Forced Air, Gas	
Cooling:	Individual Control	
Wall Constr:	Other Wall Construction	
Floor Constr:	Carpeted, Concrete	
Roof Constr:	Membrane	
Exterior:	Glass, Other Exterior Finish	
Terms Lease:	3 Years, 4 Years, 5 Years, N/A	
Sewer:	City Sewer	
Owner Pays:	None	
Tenant Pays:	All	
Ownership:	L.L. Corp	
Avail At LO:	Aerial Photo, Traffic Counts, Demographics	
Insulation:	Roof, Side Walls	
Building Desc:	Free Standing, Multi-Tenant, 1 Story	Poss Financing: Cash Convention
Tax Incentive:	In City Limit	
Showing:	Call LA	
LO: NAI Ruhl Commercial Company	Office: 563-355-4000	Fax:
LA: Jeff Heuer	Offic: 563-355-4000	Appt: 563-355-4000
LA Email: jheuer@ruhlcommercial.com		Owner: Kandila
CLA:		Cell:
OLA:		Cell:
Compensation: 3.50	Dual/Var: No	LD: 12/9/2016
		XD: 10/30/2017
		List Type: Exclusive Right to Sell
Original Price: \$0	Selling Agent:	Co-Selling Office:
Sold Price:	Selling Office:	How Sold:
Closing Date:	Co-Selling Agent:	DOM: 10

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MLS #:	7036367	St:	ACTIVE	Cat:	OFFICE PROPERTY	LP:	\$0
Area:	Bettendorf, S and E of Middle Rd.						
Addr:	3357 DEVILS GLEN			Road			
City:	Bettendorf			IA	Zip Code:	52722	
Park/Ctr/Bld:				County:	Scott		
Sale/Rent:	For Rent	Invest:		Tot Bldg SqFt:	5,752		
For Sale:	No	For Lease:	Yes	Lease \$/SF:	\$14.75	Avail SqFt:	1,445
Lease \$/Mo:				Est Taxes/SF:	5.20		
Year Built:	2007			Est Ins/SF:	0.25		
# Parking:	6			Lndlrld Contrib TI:			
CAM \$/SF:	\$1.55			Total Pass-Thru Cost:	7.000000		
Acres:	1.14			Lease Terms:			
Lot:	49658.4			Lease Type:	Net		
Ceiling Hgt:	'			Flood Insurance:	No		

Virtual Tour

Directions: Middle Road & Devils Glen. Next to Family Credit Union.



Amps:	Volts:	Common Hallway:	Three Phase:
Fire District Class:		Handicap Access: Yes	Fenced:
Security Sys:			
Ann Taxes: \$29,862.00	/ 2015	Inc Proj/Act/Hs:	GOI:
Parcel ID: 841537701		Exp Proj/Act/Hs:	NOI:
Legal:		Zoned: C-2	TOE:
1,445 SF office/retail inline suite, situated between Family Credit Union and Bettendorf Lock in strip center. Open floor plan allows for many different uses. Great visibility, traffic counts with Devils Glen Road access. Mature residential area nearby. Reasonable affordable rent for strong Bettendorf retail corridor.			
Includes:	Land, Building		
Location:	Neighborhood		
Frntg/Access:	Paved 4Lane, Corner Lot		
Other Access:	River Access		
Heating:	Forced Air, Gas		
Cooling:	Central		
Wall Constr:	Other Wall Construction		
Floor Constr:	Carpeted, Concrete		
Roof Constr:	Membrane		
Exterior:	Glass, Other Exterior Finish		
Terms Lease:	3 Years, 4 Years, 5 Years, N/A		
Sewer:	City Sewer		
Owner Pays:	None		
Tenant Pays:	All		
Ownership:	L.L.Corp		
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