

ALL FIELDS DETAIL



(7) **MLS #** 127035
 (9) **Class** COMMERCIAL LEASE
 (11) **Type** COMMERCIAL
 (13) **Area** DUBUQUE AREA
 (14) **Asking Price** \$9
 (17) **Address** 962 Main Street
 (18) **Address 2**
 (19) **City** Dubuque
 (20) **State** IA
 (21) **Zip** 52001-6729
 (22) **Status** ACTIVE
 (23) **Sale/Rent** For Rent
 (72) **IDX Include** Y



GENERAL

(12) Style		(24) COUNTY	Dubuque
(25) Total # of Bath Areas	3.00	(26) Price per Month \$	
(27) Agent	Bob Felderman - Cell: 563-213-0398	(28) Listing Office 1	Continental Realty Dubuque - Main: 563-557-1465
(31) Commission	Variable commission schedule, contact broker for particulars.	(32) Lot Size	6780
(33) Commission Variable Y/N	Yes	(34) Year Built	1966
(35) Parcel ID #	10-24-464-002	(36) Zoning	C4 Downtown Commercial
(37) DBA		(38) Lease Type	Gross
(39) Legal		(40) Income Rents	
(41) Income Other		(42) Total Income	
(43) Expenses Insurance		(44) Expenses Taxes	
(45) Expenses Utilities		(46) Expenses Other	
(47) Total Expenses		(48) Net Income	
(49) Key	Y	(50) Lock Box	N
(0) Retail SqFt	6,700	(0) Office SqFt	0
(0) Warehouse SqFt	6,700	(0) Resident SqFt	0
(0) Other SqFt	0	(0) Total Square Feet	6,700
(59) Net Charges		(60) Taxes	9798
(61) Insurance	1913	(62) Maintenance	
(67) Off Market Date		(70) Search By Map	

(58) Seller's Full Name	L&B Ventures LLC	(2) Grade School	
(15) Net Lease Per Month	9.00	(16) Total Net Charges	0
(108) Auction Y/N		(0) High School	
(1) Middle School		(57) # Parking Spaces Included	0
(4) Warehouse Ceiling Ht (ft)		(3) Overhead Door Ht (ft)	
(0) Geocode Quality	Exact Match With Bing	(66) Weekly Ad Copy #2	
(500) Picture	11		

FEATURES

STYLE One Story	COOLING Central Air	BASEMENT Full	POSSESSION Agreed
EXTERIOR FINISH Brick Concrete Block Metal	WATER Public	FOUNDATION Block Rock	TERMS Lease
ROOF Flat	SEWER Public	EXTRAS Other	ELECTRIC SERVICE Other
HEATING Forced Air	GAS Natural Gas	FLOORING Other	GROUND LINE DOORS One
FUEL TYPE Gas	ELECTRIC Alliant	PARKING SURFACE Black Top	RAISED DOCKS None

(63) AGENT ONLY REMARKS

Call for access during showings business hours only. Your clients are not going to find this quality of finish, location, parking, traffic, bus stop, visibility and HUGE savings on their electric bill anywhere in the city. Owner is willing to complete the build-out cost with long term lease, and the current spaces may be reorganized in size and layout to suit a long-term tenants needs. Parking spaces available in lot behind the building for additional (reduced) monthly fee. Time to show this property now as the local and national economies are recovering, thus getting your clients an early start. Possible for entire floor to be leased with long term tenant.

(89) PUBLIC REMARKS

3 or 1, Commercial/retail spaces C - 1140 sq ft, D - 600+/- sq ft, and B - 2,204 sq ft. available separately or combined. If existing finish doesn't work, the owner will build to suit tenant finish at cost. Private parking adjacent to rear of building for tenant extra fee. Storage or commercial work area available in lower level varies in size up 6700 sq ft, w/drive-in overhead door (9'3" ceiling), clean, dry and secure \$3 per sq ft utilities included. Gross rent prices are based on AS IS finish/quality, plus share of utilities. Downtown near Historic Old Main and Millwork Art District, high traffic counts. GO GREEN SAVE \$ w /new SOLAR and R-40 insulation cuts electric bill up to 50% for typical user. Building is available FOR SALE, inquire with agent for list price that includes 2 buildings, and large parking lot with leased billboard site (lot cannot be sold before buildings). Owner has facade plans draw up for the right tenant. Building is for sale with 980 Main and extra for parking lot at 10th Iowa.

ADDITIONAL PICTURES

DISCLAIMER

All information is from sources deemed to be accurate but is not warranted. Buyers and sellers are advised to personally verify all information given on this listing as some may be estimated. Neither brokers nor sellers are responsible for inaccuracies in this information.