

# FOR SALE

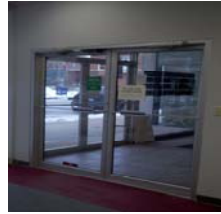
## CONTINENTAL REALTY DUBUQUE

REAL ESTATE | DEVELOPMENT | INVESTMENTS

55 BLUFF STREET, DUBUQUE, IOWA 52001  
(563) 557-1465 OFFICE, (563) 588-4214 FAX

[www.feldermans.com](http://www.feldermans.com)

962 & 980 Main Street,  
Historic Downtown, Dubuque, Iowa



**962 & 980 MAIN STREET  
DUBUQUE, IOWA  
52001-6709**

- **Commercial office and retail spaces** with up to 24,000 square feet on main and lower levels
- **Warehouse basement space** with common garage access up to 6,700 square feet on lower level
- The actual income at current cap rates supports the list price.
- Historic District location
- City Parking Ramp within one block, but there is an additional 38 parking spaces on Iowa Street that may be purchased with buildings
- **GO GREEN!**
- **\$550,000 list price for buildings!**



**Robert "Bob" Felderman**  
Major General (retired)

Real Estate Broker  
Certified Real Property Appraiser

(563) 213-0398 Cell

RobertFelderman@yahoo.com  
Facebook: Robert.Bob.Felderman

