

FREE STANDING RETAIL BUILDING FOR SALE: COUNCIL BLUFFS, IOWA



**3265 S 24th Street
Council Bluffs, IA 51501**

BUILDING SIZE: 3,504 SF
LAND SIZE: 23,747 SF
PRICE: Negotiable

PLEASE CONTACT BROKER

ZONING: P-C
(Planned Commercial District)

YEAR BUILT: 2009

OCCUPANCY: Immediate

2016 TAXES: \$32,580.00



**For more information,
please contact:**

Mike Van Buskirk

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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

PROPERTY INFORMATION

- Fantastic opportunity for an owner-occupant in this free-standing retail building conveniently located in the Marketplace Shopping Center along South 24th Street just off I-80 in Council Bluffs, Iowa.
- Anchors include Shopko and J.C. Penney. Other neighboring businesses include DEB Clothing Boutique, Petco, Shoe Carnival, Texas Roadhouse, Culvers, and just across the interstate from The Plaza, Bass Pro Shops, and many other thriving office, retail, and dining establishments.
- Situated near Harvey's Recreation Complex, within two miles of the Henry Doorly Zoo and Aquarium, the Lozier IMAX Theater, and the Rosenblatt Baseball Stadium.
- Concrete foundation, wood framing, rubber membrane roof, suspended ceiling, carpet over concrete flooring, EIFS exterior.
- 7,700 SF of paved parking for a parking ratio of 1:117.

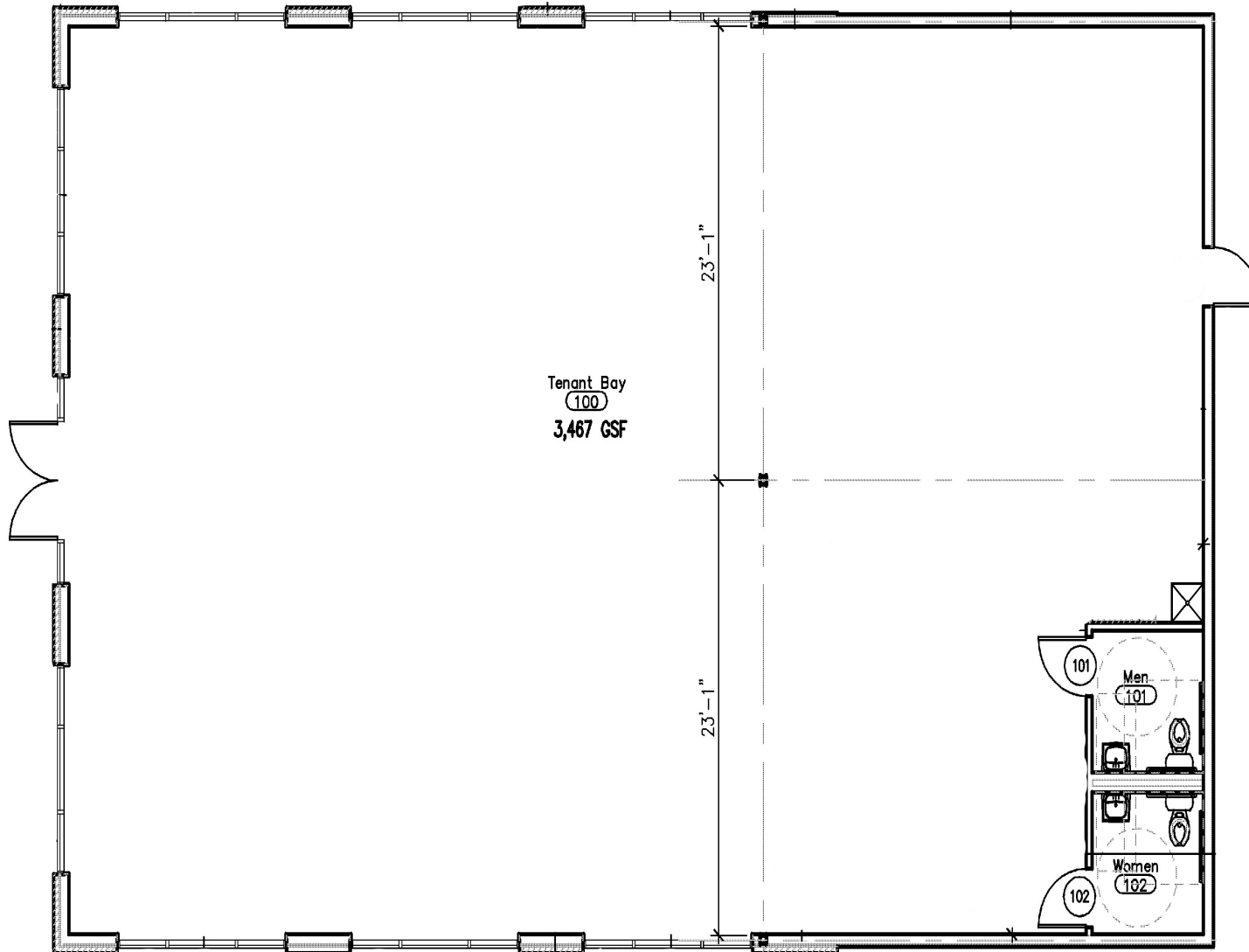
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2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | o: 605.361.8211 | f: 605.361.8052 | w: VBCLink.com

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FLOOR PLAN



This building was constructed in 2009 and is approximately 72 feet deep and 23 feet wide, with men's and women's restrooms. The site has 30 parking spaces, including handicap parking. Land text is 23,747 square feet. Building has 115 feet of frontage; 115 feet rear; 203 feet on side 1, and 210 feet on side 2.

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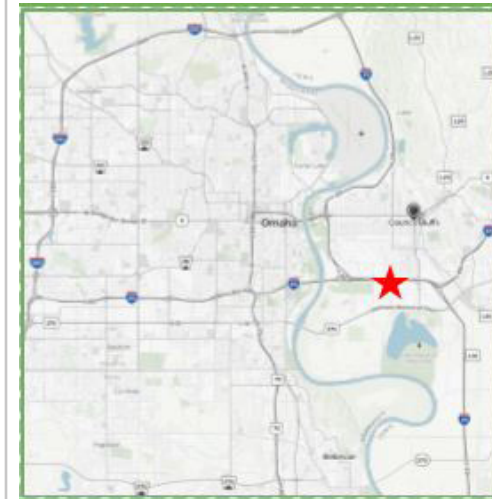
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AERIAL



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