



**1030 Mound St.**  
Davenport, Iowa

**Price: \$329,900**

**Property Features**

- Exceptional investment opportunity in the heart of The Village Of East Davenport! This 4,230 SF solid brick building presents a lucrative prospect, featuring a well-appointed commercial space on the lower level and a 2-bedroom, 2-bath apartment on the upper level. With leases already in place, this investment promises immediate returns.
- Situated in an ideal corner location, this property places you just footsteps away from a vibrant blend of shopping, wineries, pubs, dining, and seasonal events that make the Village of East Davenport unique.
- The prime location of this property provides convenient access to downtown Davenport and Bettendorf, as well as the bridges connecting to Illinois.
- It offers the added advantage of easy access to the scenic Riverfront Trail for hiking/biking and the Channel Cat Water Taxi dock.

**DETAILS**

PARCEL:	E0035-13B
TAXES:	\$7,536 (2022)
ZONING:	C-V (Zoning is intended to ensure that new development in the Village of East Davenport is compatible with the unique cultural and historic character of the area. C-V District standards contain contextual controls & a series of design considerations that address height, width, proportion, and relationship to the street, as well as architectural considerations such as roof & cornice form, visual composition, rhythm, fenestration and articulation, and materials.)
LOCATION	VILLAGE OF EAST DAVENPORT
UNITS:	1 COMMERCIAL SPACE (LOWER) 1 APARTMENT (UPPER)

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UPDATED: 8/01/22





One of the highlights of this property is the lower-level tenant, the iconic Village Corner Deli. A beloved establishment in the Village since 2007, the deli has become a community staple. The commercial space offers an incredible opportunity to capitalize on the deli's thriving business and enjoy a steady rental income.



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The upper-level apartment has undergone recent renovations, resulting in a space with natural light and beautiful finishes. This modern and stylish living area offers residents a comfortable and inviting atmosphere.

