Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Development Site

117 N. 1st Street, Eldridge, IA

FOR SALE	$775,000 ~~$850,000~~
LOT SIZE	2.66 ACRES

Property Highlights

- Development Site in heart of Eldridge, Iowa
- Approximately 540' of frontage on N. 1st Street
- All utilities available
- 2.66 acres site
- I-1 Zoning "Light Industrial" (Currently)
- C-3 Rezoning "General Commercial" (Possible)
- Assessed Value (2026) $999,900
- Three building structures
  - Office/Warehouse/Storage 9,455 SF
  - Garage/Storage 2,688 SF
  - Open storage structure 14,967 SF
  - Total 26,967 SF

Buyer must enter into a covenant not to compete in the sale or distribution of agricultural products.

Details

Parcel	931151009
Taxes	$22,414.00 (2024)
Zoning	I-1

For more information, please contact:



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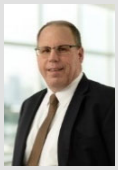








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