



131 W 2nd Street
Davenport, IA 52801

Sale Price: \$1,495,000/ Lease Price \$9.95 SF NNN

- 3rd floor condominium in Historic Redstone Building for sale* or lease*
- This prime location is in the heart of Downtown Davenport, and within walking distance to Theatres, Hotels, Bars, Restaurants, Shops, the Mississippi River, and more
- Main level of building features two restaurants, while 2nd and 4th floors feature thriving businesses. Elevator serviced with city ramp and covered parking adjacent to the south of the building
- Space features incredible views of the Mississippi river, recent common area remodel, and card access
- Suite currently in "shell" condition ready to accept tenant fit out to tenant's specifications. This ideal Downtown location provides many possible uses, including residential condos

Available SF: **1,500-11,705 SF Shell Condition**

Building Size: **79,573 SF**

Zoning: **C-D**

MLS ID#: **QC7040742, QC7040743, QC7040744, QC7040745, QC7040746, QC4214916, QC7040916**

*For sale at \$1,495,000.00 including a \$300,000.00 T.I. allowance. If no T.I. for sale at \$1,195,000.00. *For lease at 1,500-11,705 SF (can be sub-sub divided) \$9.95 PSF and \$50 PSF T.I. with minimum 7-Year term for entire space, or \$25 PSF T.I. with minimum 5-year term for the entire space.

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UPDATED: 8/01/22

5111 Utica Ridge Road
Davenport, IA 52807
563 355 4000
ruhlcommercial.com



SALE DETAILS

PARCEL: L0010-33B

TOTAL SQUARE FOOTAGE: 11,705 SF

LOT SIZE: 0.16 ACRES

TAXES: \$35,234 (2022)

YEAR BUILT: 1887, ADDITIONS IN 1996

ZONING: C-D

PARKING: CITY RAMP & COVERED PARKING
ADJACENT TO THE SOUTH OF
THE BUILDING

LOCATION: DOWNTOWN DAVENPORT



LEASE DETAILS

AVAILABLE SF: 1,500-11,705 SF

PRICE PSF: \$9.95

TOTAL OPERATING EXPENSES: \$4.99 PSF

PARKING: CITY RAMP & COVERED PARKING
ADJACENT TO THE SOUTH OF
THE BUILDING

LOCATION: DOWNTOWN DAVENPORT



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