# Ruhl Commercial

## For Sale \$1,495,000 For Lease \$9.95 SF (NNN)

3<sup>rd</sup> floor condominium in the Historic Redstone Building



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

- 3<sup>rd</sup> 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 2<sup>nd</sup> and 4<sup>th</sup> 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

\*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.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. UPDATED: 8/01/22



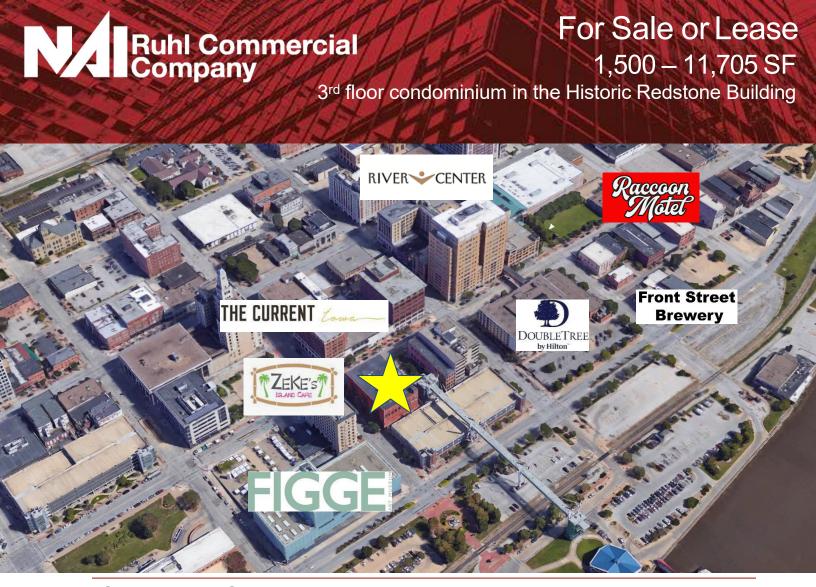
Available SF: 1,500-11,705 SF Shell Condition

Building Size: 79,573 SF

Zoning: C-D

MLS ID#: QC7040742, QC7040743, QC7040744, QC7040745,QC70407 46, QC4214916, QC7040916

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

LOCATION:



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## For Sale or Lease 1,500 – 1,705 SF

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LEASE DETAILS

AVAILABLE SF:

PRICE PSF:

TOTAL OPERATING EXPENSES:

PARKING:

1,500-11,705 SF

\$9.95

\$4.99 PSF

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

LOCATION:

DOWNTOWN DAVENPORT



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