



Property Highlights

- Former Fun Mart Cycle Center / Kawasaki dealership
- 7,860 SF retail & shop space, plus 1,500 SF warehouse
- Situated on 1.1-acre lot with flexible layout
- ORT zoning allows office, service, light industrial & tech uses
- Includes showroom, shop, office, and potential meeting space
- On-site pylon/monument sign for strong visibility
- Great opportunity for owner-occupant or service-oriented business

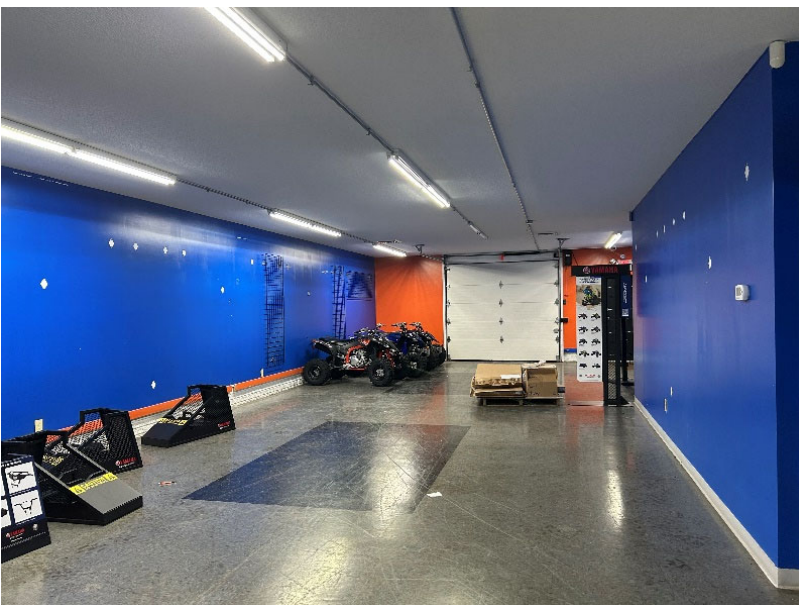
Versatile Mixed-Use

1320 36th Avenue, Moline, IL 61265

FOR SALE	\$629,999
LOT SIZE	1.1 ACRES

Details

Parcel	17-08-321-003
Taxes	\$21,632 (2023)
Zoning	ORT
Year Built	1976



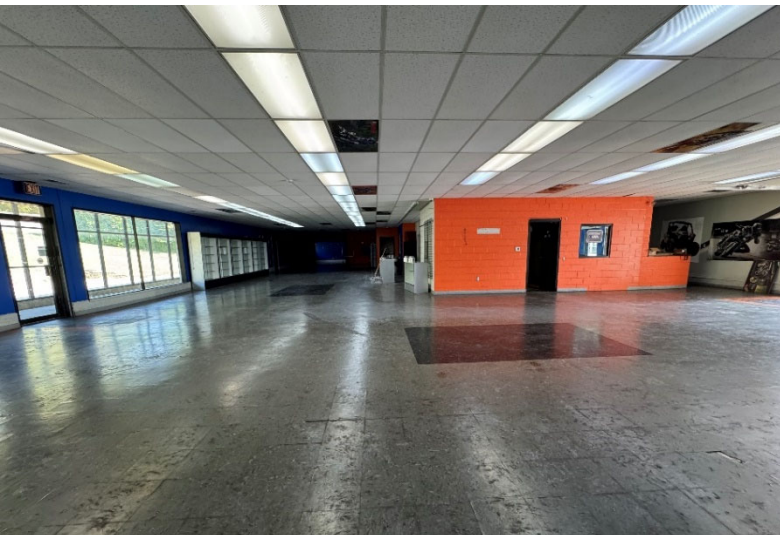
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