



## Property Highlights

- Flexible layout with large open area allows for many possible uses
- Currently used as a baseball/softball training facility with small office area, 2 restrooms, and back storage area
- FF&E can be included
- Opportunity for excellent and immediate income
- Ample parking including on-street, off-street and nearby city lot available
- Roof, plumbing, electrical and HVAC updated within the last 7 years
- Flexible NC Zoning – Neighborhood Commercial

# Retail/Flex Space

1409 15<sup>th</sup> Street, Moline, IL

FOR SALE	\$300,000
FOR LEASE	\$5.50 <sub>PSF</sub> NNN

## Details

Square Footage	6,692 SF
Operating Expenses	\$1.25 PSF
Parcel	17-05-234-015
Zoning	NC
Taxes	\$5,329 (2025)

For more information, please contact:



**ETHAN SIMONS**

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POPULATION  
OF 167,050**



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