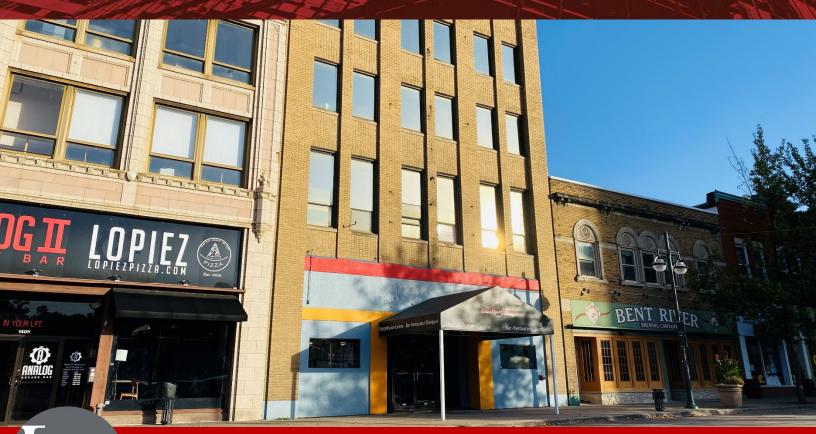
For Sale



Investment/Building Re-Development New Price: \$399,000 \$450,000



1409 5th Avenue Moline, IL 61265

Property Features:

Ruhl Commercial Company

- Prime investment or re-development opportunity in Downtown Moline
- Vibrant four-story building is home to Chimies Taco Bar on the main level
- Second floor of the building currently serves as a versatile banquet room, providing endless possibilities for hosting events
- Unlock the full potential of this property with the opportunity for re-development. There is the possibility of six spacious apartments on each floor, allowing for a lucrative multi-family investment.
- Each floor spans a generous 40' x 150', offering ample space for customization and creative interior design
- Building also includes a basement, providing additional storage or expansion options

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

DETAILS:	
PARCEL NO:	08-32-406-004
ZONING:	B-2
BUILDING SF:	24,000 SF
ACRES:	0.13
LOCATION:	DOWNTOWN MOLINE
YEAR BUILT:	1931
TAXES:	\$16,510.08 (2022)
PARKING:	PUBLIC STREET PARKING FRONT, PUBLIC LOT IN BACK
BEST/ PRACTICAL USE:	HIGH PROFILE "WALK-IN" RESTAURANT, RETAIL, RESTAURANT, OFFICE



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- Convenient Public Parking: Easily accessible public parking is available on 5th Avenue and throughout Downtown Moline. Additionally, a public lot is conveniently located at the back of the building
- Thriving Downtown Location: Benefit from being situated Downtown Moline surrounded by a wide selection of restaurants, bars, and shops, providing a steady flow of foot traffic and potential customers
- Easy Access to I-74: Enjoy seamless connectivity to the Quad Cities and beyond, thanks to the convenient access to I-74. This strategic location ensures effortless transportation and accessibility for residents and visitors
- Proximity to the Vibrant Arena: Within walking distance, you'll find the Vibrant Arena at The MARK and multiple hotel chains, offering exciting entertainment options and accommodations for guests

<image>

SHAWN LANGAN

Vice President/Director DIRECT: 563.823.5113 CALL OR TEXT: 563.343.6597 EMAIL: slangan@ruhlcommercial.com



PETE HADJIS

Vice President OFFICE: 563.355.4000 CALL OR TEXT: 319.640.0527 EMAIL: phadjis@ruhlcommercial.com



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