



1409 5th Avenue
Moline, IL 61265

Property Features:

- 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

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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UPDATED: 8/01/22



**5 MILE
POPULATION
OF 174,185**

- **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



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