



1411 6th Avenue

Moline, IL 61265

Price: \$299,000

PROPERTY FEATURES:

- **Prime Downtown Location:** This solid 7,688 SF brick building is situated in the heart of downtown Moline, offering high visibility and easy accessibility for customers and clients
- **Modern Updates:** Recent upgrades, including 3 new furnaces (2016), a purifying system (2020), LED lighting, and reconfigured ductwork, ensure a comfortable and efficient environment for your business
- **Spacious and Versatile Interior:** The building features a large reception area and numerous private offices/rooms, providing ample space to accommodate your business needs
- **Convenient Amenities:** Enjoy the convenience of a back entrance with a private parking lot, offering approximately 7 spaces for your staff and visitors. Additionally, the building includes a kitchenette, washer/dryer room, 7 restrooms, and multiple storage rooms
- 24-48 hour notice is required for showing

- **Ideal for Various Businesses:** Previously a coffee/tea shop, the building is equipped with a 3-well sink, grease trap, handwashing sink, and utility sink. This versatile space is suitable for investment opportunities, office spaces, retail businesses, and potential redevelopment projects
- **Tenant in Place:** The current tenant occupies a portion of the building and is open to extending the lease. This presents an excellent opportunity for immediate rental income or negotiating lease terms

DETAILS	
ZONING	B-2
BUILDING SF	7,688
YEAR BUILT	1965
TAXES	\$6,516
PARKING	SMALL LOT IN BACK
BEST/PRACTICAL USE	INVESTMENT, OFFICE, RE-DEVELOPMENT, RETAIL

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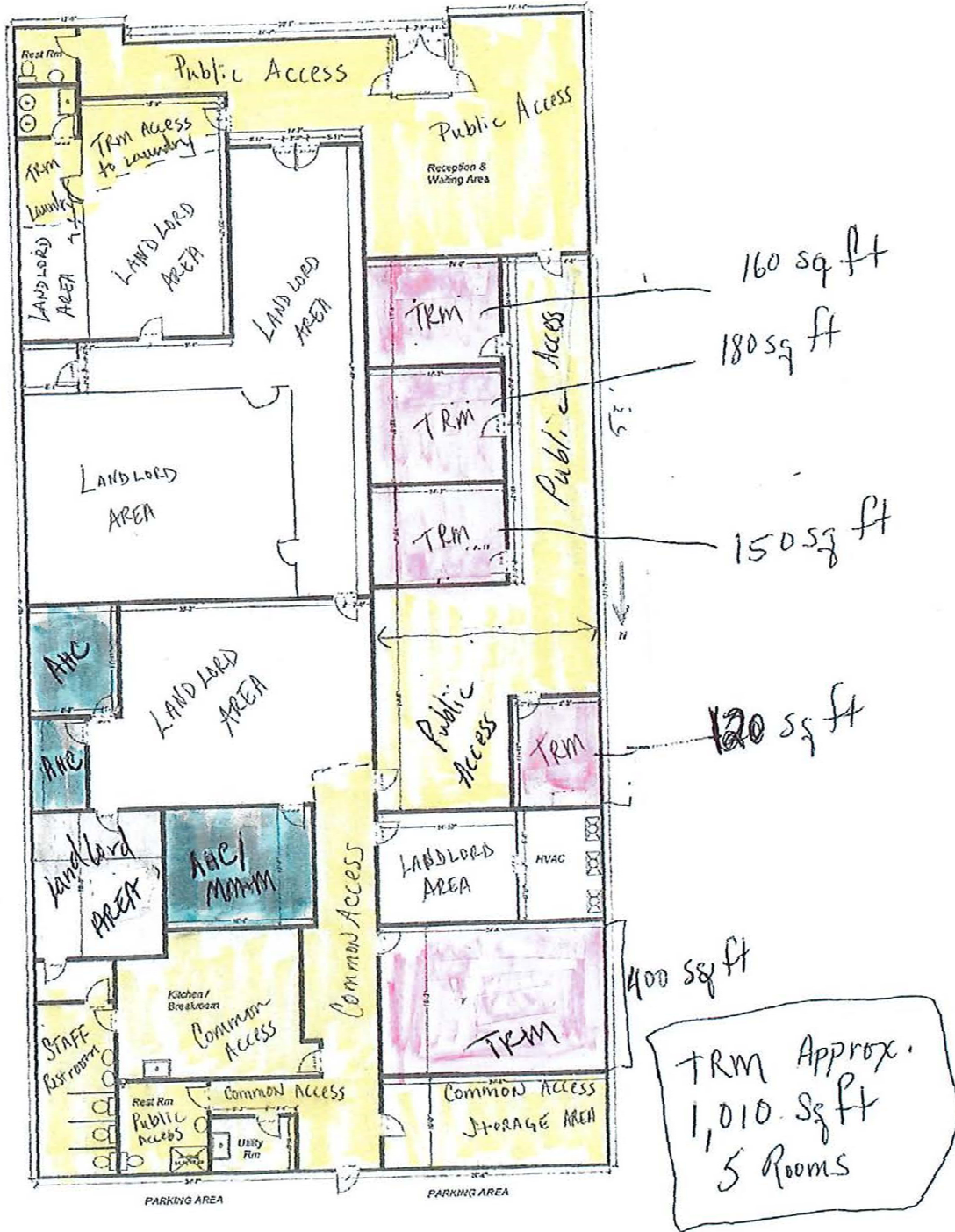
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