

# For Sale 37,030 SF New Price: \$695,000 <u>\$795,000</u>

# 1730 2<sup>nd</sup> Avenue Rock Island, IL 61201

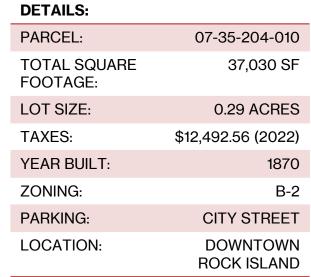
LANGAN &HADJIS

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## **Property Features:**

- Historic 3-Story Rock Island Center Building, approx. 37,030 SF
- Iconic building features retail on main level and offices on uppers floors
- Located in the heart of Downtown Rock Island, it's surrounded by art galleries, restaurants, pubs, nightclubs, shops, and more
- Downtown Rock Island undergoing a major facelift beginning spring 2024. Proposed improvements include total block reconstruction (new streets & sidewalks), more public art, lighting of the WHBF-TV tower, an outdoor patio district, a dog park and more
- Easy access to US-67 & Centennial Bridge, connecting the Quad Cities region
- Great investment opportunity

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3rd Ave

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