Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS



The restaurant remains open and fully operational during the sale process. Long-term, successful restaurant operator retiring.

Property Highlights

- High-visibility four-parcel assemblage totaling approximately 1.04 acres
- Approximately 8,464 SF of total building area across multiple improvements
- Includes a 4,048 SF operating restaurant and an additional 3,360 SF commercial building
- Separate 1,056 SF four-stall garage provides valuable storage and operational flexibility
- Approximately 230 feet of combined frontage along 16th Street with prominent corner exposure at 24th Avenue
- Generous paved on-site parking with multiple access points
- Excellent owner-user, restaurant, retail, storage, or redevelopment opportunity
- Established commercial location along a well-traveled Moline corridor
- Real estate offered at $779,000; business, trade name, inventory, and FF&E are not included (FF&E may be available separately through negotiation)

High-Visibility Restaurant

2404 16th Street, Moline, IL

FOR SALE	$779,000
BUILDING SIZE	4,084 SF

Details

Parcel	17-05-400-009
Zoning	NC “Neighborhood Commercial”
Taxes	$24,930 (2025)
Year Built	2000
Lot Size	±1.04 Acres
Signage	Building & Pylon

5111 Utica Ridge Road | Davenport, Iowa 52807 563-355-4000 ruhlcommercial.com Ruhl Commercial Company

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For Sale

4,084 SF

High-Visibility Restaurant









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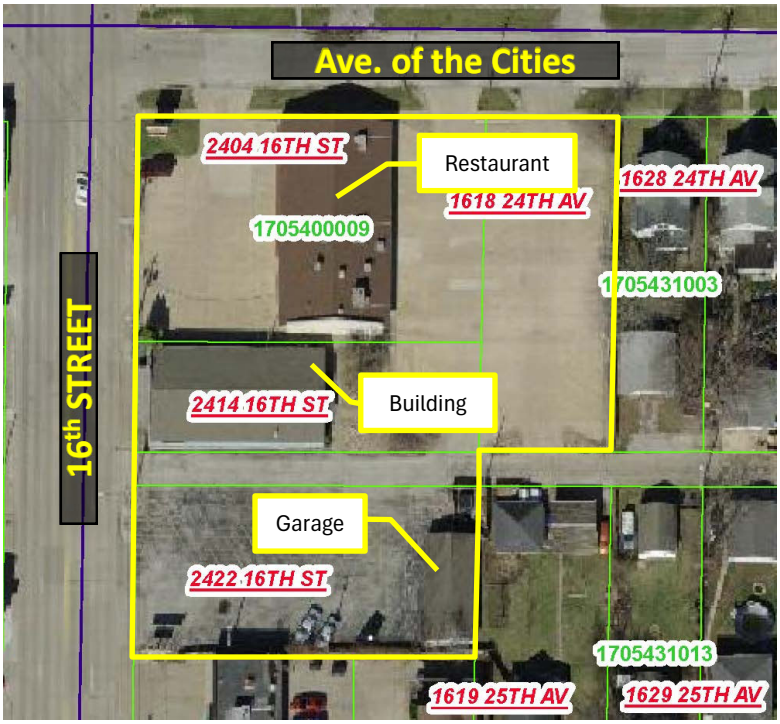
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