Ruhl Commercial Company
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS




# Multi-Tenant Portfolio

240 N. Bluff Blvd., Clinton, IA
& 2320 N. 2nd St., Clinton, IA

| Portion | Size | Sale Price |
|---|---|---|
| 240 N. Bluff Blvd. | 7.37 AC | $1,295,000 |
| 2320 N. 2nd St. | 0.40 AC | $295,000 |
| Combined | 7.79 AC | $1,590,000 |

## Property Highlights

Two-Property Investment Package in Clinton, IA:

- **240 N. Bluff Blvd. –** Bluff Professional Building (Parcel #8034300000)
- **2320 N. 2nd Street** (Parcel #8600820000)

Combined total of ±25,931 SF across 11 suites

### Property Details

- Bluff Professional Building – Multi-tenant office property currently 88.9% occupied. Anchored by long-term tenants including:
  - **Life Connections**
  - **The Pregnancy Center**
  - **Iowa Vocational Rehabilitation Services**
  - **Family Resources**
  - **Beyond Behavior**
  - **University of Iowa Child Health Specialty Clinics**
- 2320 N. 2nd Street – Two-tenant building anchored by New Choices Inc. with additional space available for lease

## Details

| | |
|---|---|
| Parcels | 240 N. Bluff Blvd (Bluff Professional Building, Parcel #8034300000) & 2320 N. 2nd Street, (Parcel #8600820000) |
| SQ. FT. | Combined: 25,931 SF across 11 suites with additional warehouse |
| Taxes | Combined $26,868 (2024) |
| Parking | Ample Lot |

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**For Sale**

Combined 7.79 Acres

Diversified Multi-Tenant Portfolio

## Investment Advantages

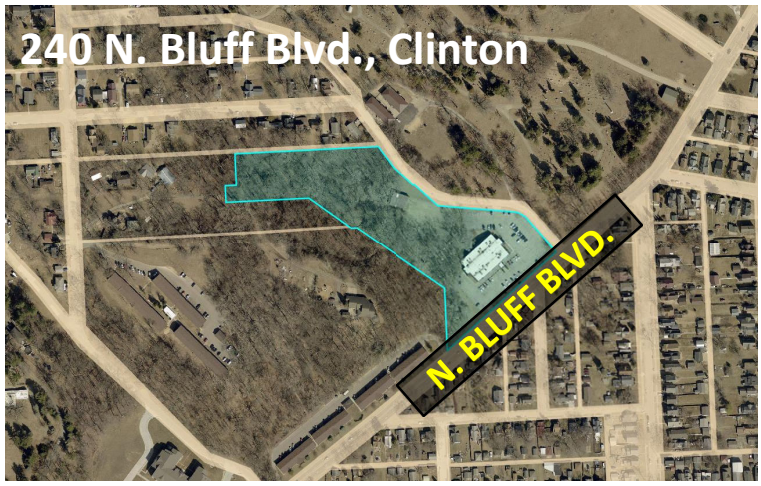
- Diversified Tenant Mix of established, community-based and service-oriented users.
- Stable Income Stream with staggered lease expirations extending through 2030.
- Value-Add Potential via lease-up of remaining vacancies.
- Well-positioned within Clinton's professional and service corridors, providing excellent long-term market stability
















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