



310 N. 2nd Street

Eldridge, IA 52748

Price: \$369,000

Property Features

- 3 Commercial spaces with 2 apartments
- Fully leased
- 3,100 SF Commercial (3) and 1,520 SF Apartment (2)
- Close proximity to schools, restaurants, businesses, and shops
- Please contact Megan or Lacey for current rents



Lacey Welsh-Daedlow

Realtor, Ruhl & Ruhl

call or text: 563.210.0658

email:laceywelsh-daedlow@ruhlhomes.com



Megan Pieper

Commercial Sales Associate

direct: 563.823.5116

call or text: 563.650.0546

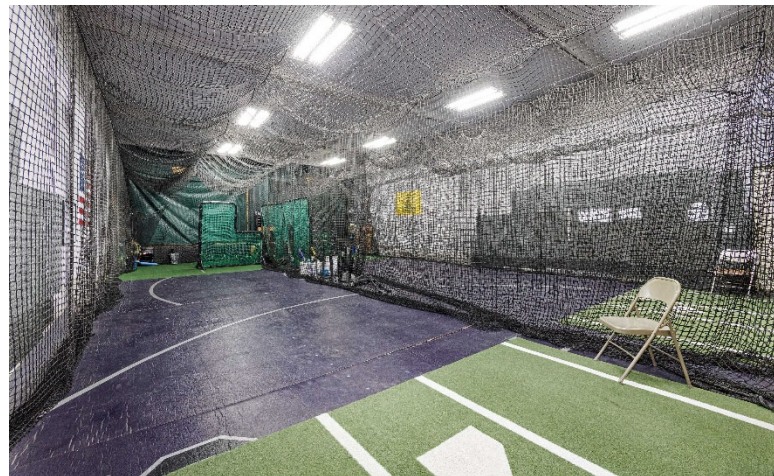
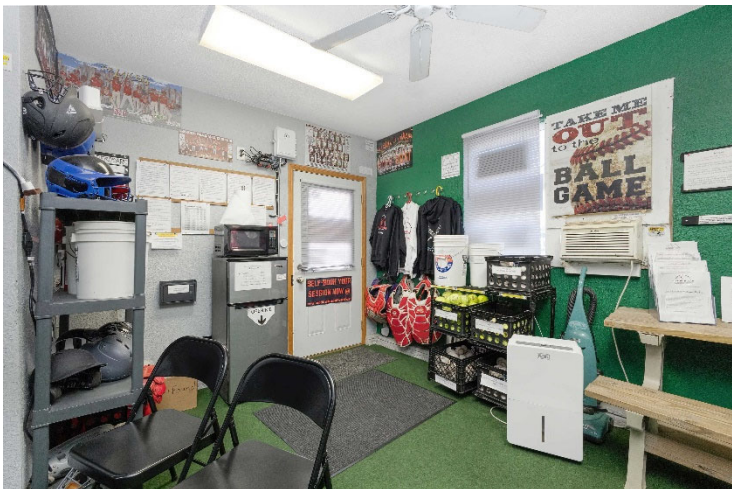
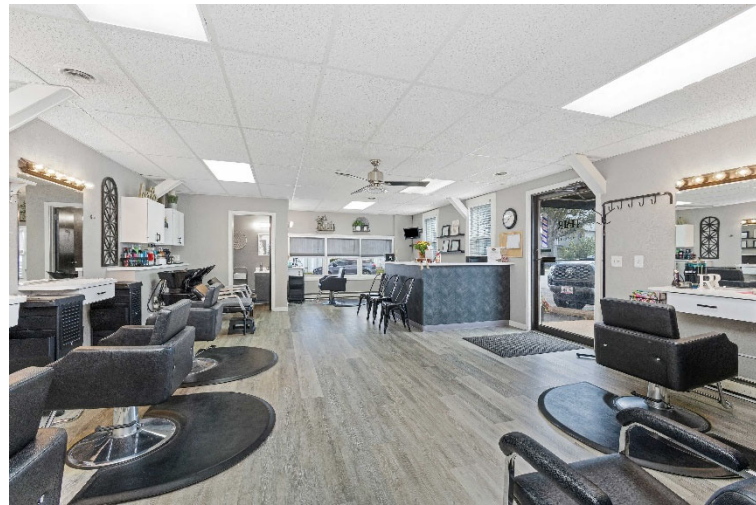
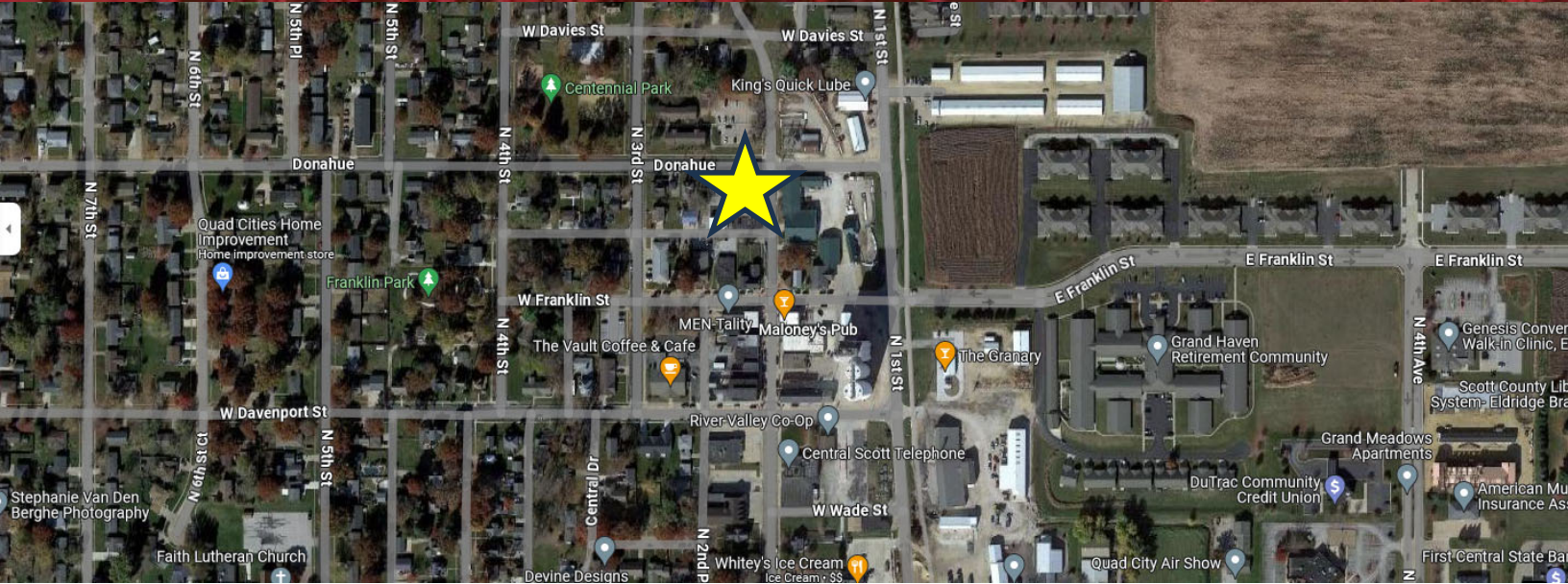
email:mpieper@ruhlcommercial.com

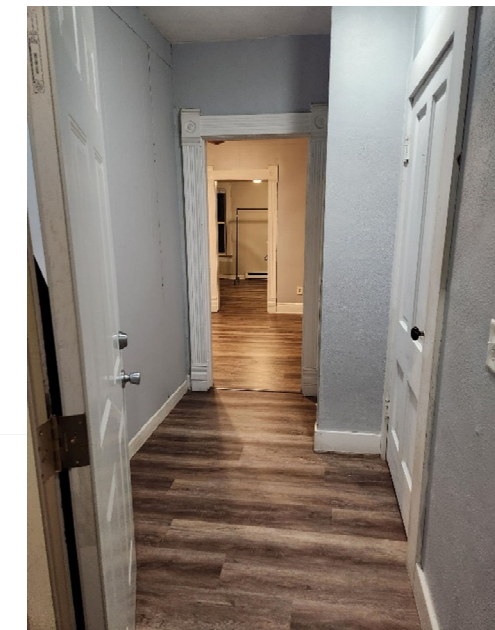
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UPDATED: 08/2022

5111 Utica Ridge Road
Davenport, IA 52807
563 355 4000

ruhlcommercial.com





Taxes: \$3048 Annually; Insurance: \$3500 Annually
Sewer and Water \$936 Annually; Republic Dumpster \$1080 Annually
MidAmerican Energy 24-month avg cost is \$67 a month; \$804 Annually
Landlord pays sewer to the City of Eldridge and gas to MidAmerican
Per lease agreement tenants pay electric and water

Rents are as follows currently:

Salon: \$575 Commenced 10/6/23-10/6/24
Office space available: Rent offered at \$700 a month
Batting cage: \$700 Commenced 11/2023-5/2026
Apt 1: \$475 Commenced 3/1/22 month to month
Apt 2: \$550 Commenced 12/8/23-12/8/24