



Property Highlights

- ±5,940 SF single-story commercial building positioned along the highly visible Avenue of the Cities corridor in Moline, Illinois
- Substantially renovated in 2023–2024, including major upgrades to roof systems, electrical service and panel, plumbing, HVAC, furnace, lighting, ceilings, and interior finishes, offering a turnkey commercial opportunity with minimal deferred maintenance
- Wide-open, slab-on-grade floorplan provides excellent adaptability for a variety of uses including fitness, studio, retail, professional office, medical-adjacent, or specialty commercial users
- Strong corridor exposure with consistent daily traffic and established surrounding commercial activity
- Rear parking available via city-owned lot, consistent with other Avenue of the Cities properties and historically sufficient to support higher-traffic commercial uses
- Zoned and classified as improved commercial, suitable for owner-users or investors seeking stabilized, functional space
- Ideal opportunity for buyers looking to avoid rising construction and renovation costs by acquiring a modernized, move-in-ready asset

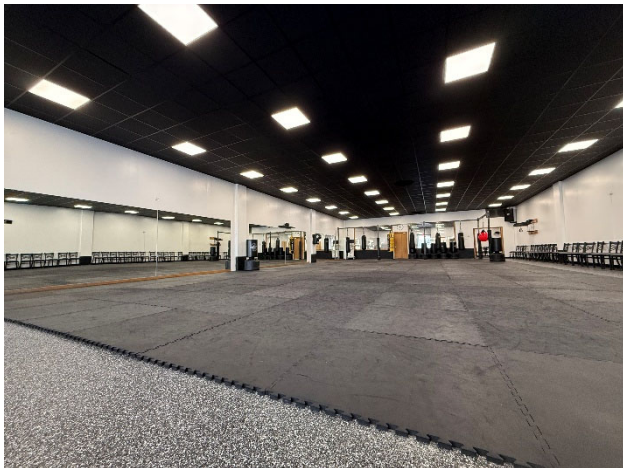
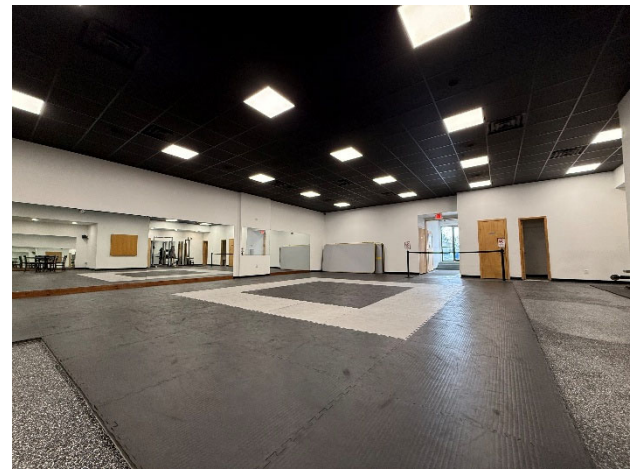
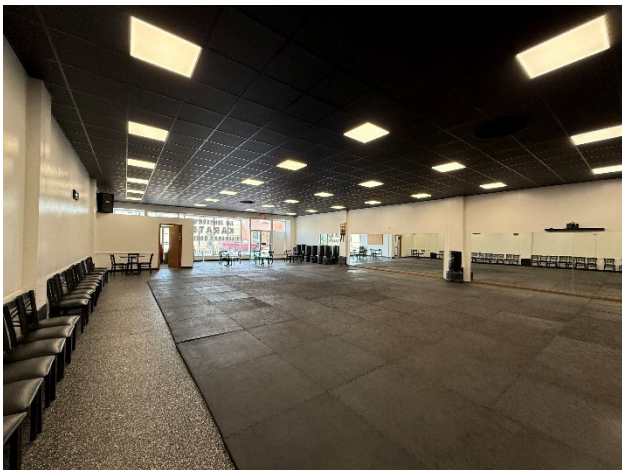
Commercial Building

3112 Avenue of the Cities
 Moline, Illinois 61265

FOR SALE	\$299,900
BUILDING SIZE	±5,940 SF

Details

Parcel	17-04-406-003
Zoning	Improved Commercial
Taxes	\$7,693.84 (2024)
Year Built	1952
Parking	Rear parking via city lot
Lot Size	0.14 Acres



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