



LH **3694 W 83rd Street**
 Davenport, Iowa 52802
 New: \$1,050,000 ~~\$1,225,000~~



Property Features:

- Investment Opportunity
- Contractor suites 101, 102, 103, 109, 110, 109-110 & 101-103
- Suites vary from 1,800 SF to 5,460 SF
- Suites feature three-phase electric, 14x14 overhead doors, 16-foot ceilings, heat, plumbing in place, majority have bathrooms
- All suites have designated parking
- Prime location-easy access to HWY 130 and I-80. Near the \$250M Amazon Fulfillment Center, Blain's Farm & Fleet and Flying J Travel Center

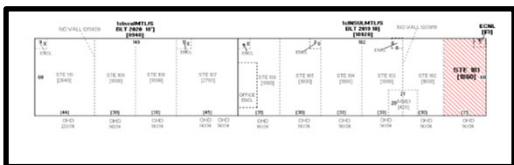
Details:

SUITE #:	101, 102, 103, 109, 110, 109-110, & 101-103
ZONING:	I-1
AVAILABLE SF:	1,800 SF - 5,460 SF
LOCATION:	INDUSTRIAL AREA
PARKING:	DESIGNATED PER UNIT
TAXES:	TAXES WILL INCREASE TO FULL AMOUNT THE NEXT 2 YEARS, AFTER TAX EXCEPTION
BEST/ PRACTICAL USE:	CONTRACTOR SUITES

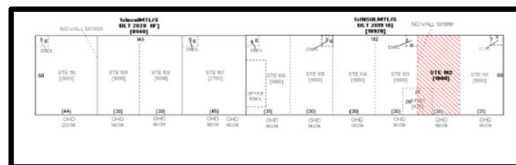
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UPDATED: 8/01/22

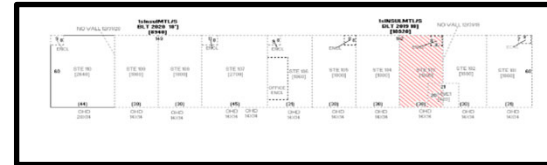
**5 MILE
POPULATION
OF 59,718**



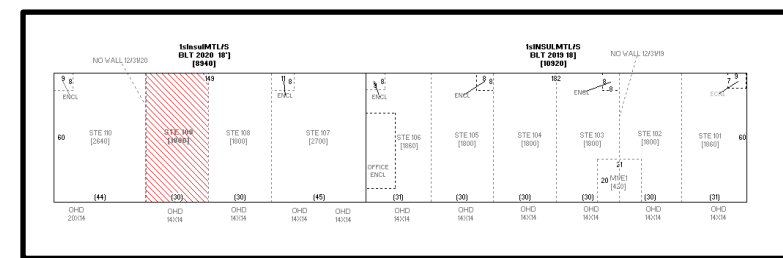
Suite 101



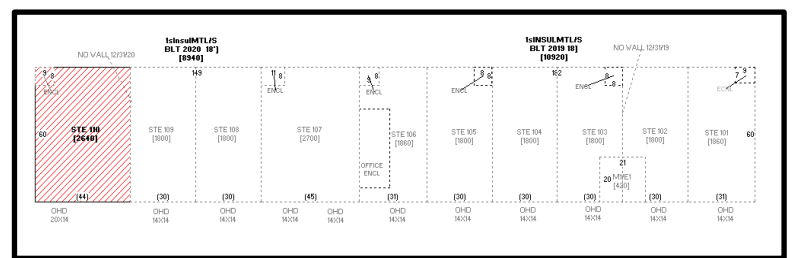
Suite 102



Suite 103



Suite 109



Suite 110



SHAWN LANGAN
Vice President/Director
DIRECT: 563.823.5113
CALL OR TEXT: 563.343.6597
EMAIL: slangan@ruhlcommercial.com



PETE HADJIS
Vice President
OFFICE: 563.355.4000
CALL OR TEXT: 319.640.0527
EMAIL: phadjis@ruhlcommercial.com