NAI Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS



Property Highlights

- Four individual suites totaling approximately 4,821 SF
- Suite sizes range from approximately 1,138 SF to 1,319 SF
- Existing dental-office infrastructure within multiple suites
- Three shared common areas serving the individual suites
- Ideal for dental, medical or professional office users
- Flexible owner-user, multi-practitioner or multi-tenant investment opportunity
- Vacant and available for customization or repositioning
- Ample on-site surface parking
- Convenient access to John Deere Road, I-74 and nearby medical services
- Established Wildwood Office Park location

Professional Office/Medical

604 35th Avenue, Moline, IL 61265

FOR SALE	$650,000
BUILDING SIZE	5,760 SF

Details

Parcel	17-07-418-005
Price per Sq. Ft.	$112.85
Taxes	$27,048 (2025)
Zoning	O-1
Year Built	1984
Lot Size	2.29 Acres

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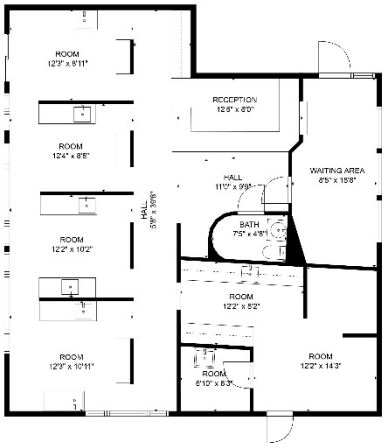
For Sale

5,760 SF

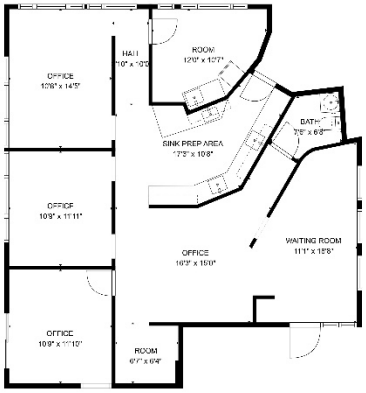
Professional Office/Medical Building



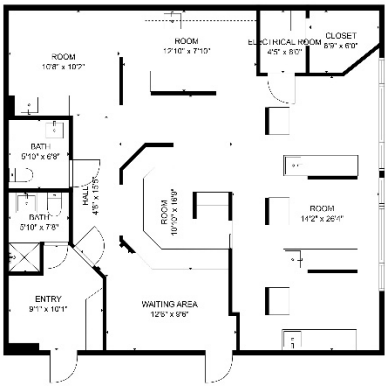
Unit A
±1,319 SF



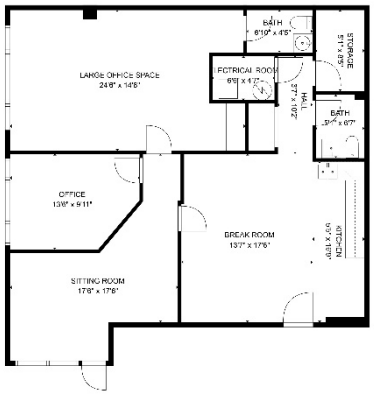
Unit B
±1,199 SF



Unit C
±1,138 SF



Unit D
±1,165 SF





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