



Property Highlights

- **13-Unit Commercial Investment** – Fully occupied, producing consistent and stabilized income supported by diverse tenants
- **Well-Maintained Asset** – ±7,943 SF brick building on ±0.14 acres with efficient multi-tenant layouts and stable long-term occupancy
- **Tenant Diversity** – Mix of office, studio, and service-based users providing steady cash flow and reduced vacancy risk
- **Investment Profile** – Attractive in-place returns with potential for future rent growth and long-term appreciation in a revitalizing mixed-use corridor

Multi-Tenant Investment

805 W. 2nd Street, Davenport, IA

FOR SALE	\$375,000
BUILDING SIZE	±7,943 SF

Details

Occupancy	100% - 13 Units
Net Operating Income	\$37,681 (currently)
Cap Rate	8.03% (at list price)
Taxes	\$3,956 (2025)
Lot Size	±0.14 Acres
Zoning / Parcel	I-MU / #L0014-11
Year Built	1900



- **Downtown Proximity & Access** – Located near Davenport’s riverfront and downtown business district within the I-MU (Industrial Mixed Use) corridor, allowing a range of commercial, creative, and light industrial uses
- **Excellent Connectivity** - Immediate access to River Drive, downtown arterials, and interstate routes linking the Quad Cities region
- Property is located within the mapped floodplain



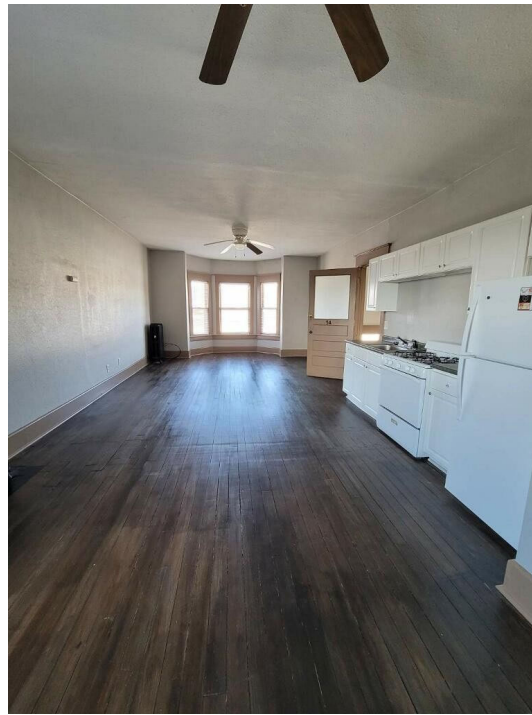
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