



2917 W Broadway | Council Bluffs, IA 51501

For Lease: \$4.17 PSF (Modified Gross)

REDUCED SALE PRICE: \$895,000

### Property Features

- Located on West Broadway with quick access to I-29 and I-480
- Sale includes adjacent parking lot
- Additional 1,800-SF +/- mezzanine not included in main square footage
- Two overhead doors
- Great owner user opportunity

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## Building Details

Building Size	23,612 SF
Tenancy	Single
No. Grade Level Doors	2
No. Drive-in Bays	1
Ceiling Height	16 ft
Office Space	1,800 plus mezzanine
Number of Floors	1
Year Built	1974
Sprinkler	Yes
Restrooms	Two
HVAC	Gas Forced
Power Description	440 voltage 3 phase
Roof	Steel
Construction Status	Existing

## Property Details

Lot Size	1.05 Acres +/-
Zoning	C2
Fence Yard	No
Rail Access	No
Parking Ratio	2.12/1,000 SF
Parking Spaces	50 spaces

## Location Details

Market	Omaha/Council Bluffs
Submarket	Downtown Council Bluffs
Cross Streets	29th & Broadway
County	Pottawattamie
Nearest Interstate	I-29 & I-480

## Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	5,223	22,035	55,192
Total Population	12,408	54,719	144,445
Average HH Income	\$47,829	\$47,214	\$44,274

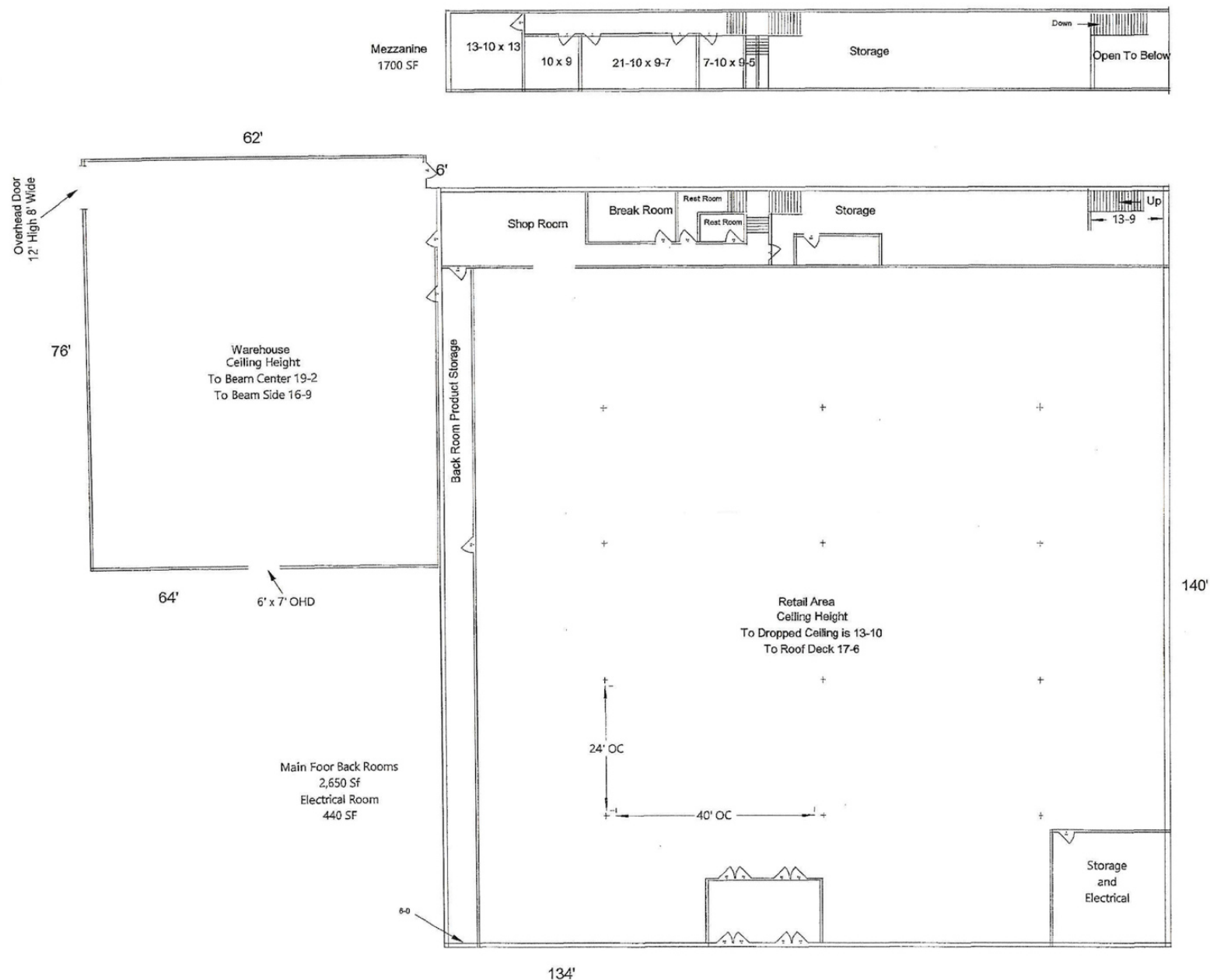
## Available Spaces

Space	Space Use	Lease Rate	Lease Type	Size (SF)	Term
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**NAI**NP Dodge

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