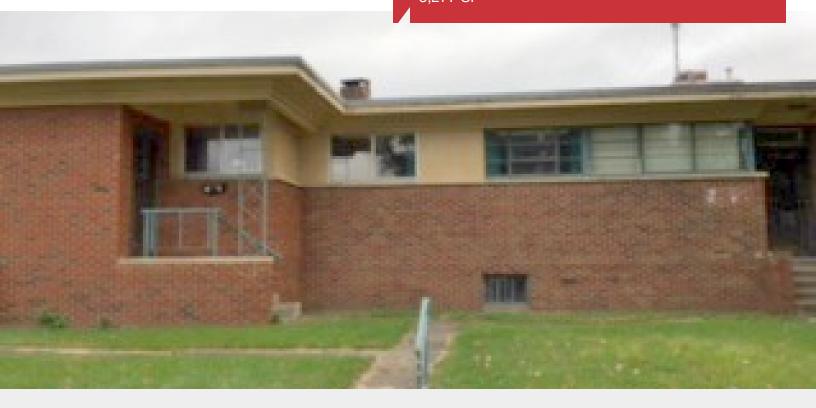


For Sale Office/Retail Space 3,277 SF



1702-1704 7th Avenue

Moline, Illinois 61265

Sale Price: \$139,000

Property Features

- Large private parking lot to the East of the building
- Full basement
- · Can be split into two separate units
- Bathrooms are small, but plenty of space for expansion
- Property has had roof work done
- All brick exterior
- Good visibility from 7th Avenue
- Next to Mid-American and Fire Department



BUILDING SIZE:	3,277 SF
YEAR BUILT:	1942
ANNUAL TAXES:	\$5,020.36 (2015)
ZONING:	B-2
PARCEL ID:	081202
MLS ID #	7036004, 7036005

For more information:

David A. Levin

563.823.5145 • dlevin@ruhlcommercial.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Ruhl Commercial Company 5111 Utica Ridge Rd, Davenport, IA 52807 563 355 4000

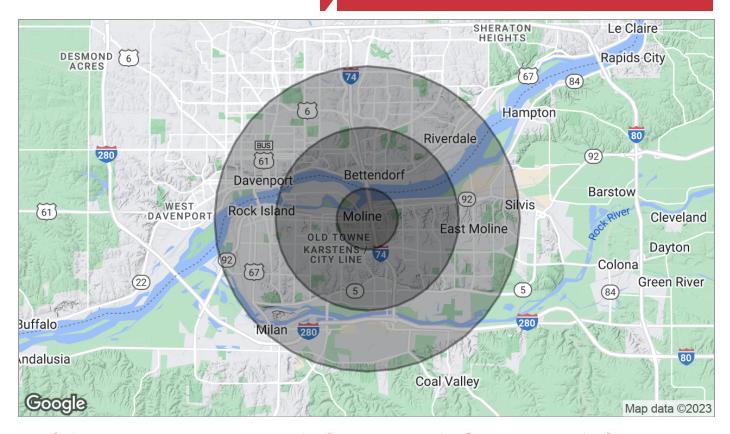
For Sale Office/Retail Space

3,277 SF



For Sale Office/Retail Space

3,277 SF



Population	1 Mile	3 Miles	5 Miles	
TOTAL POPULATION	11,812	77,458	180,808	
MEDIAN AGE	31.3	38.1	38.3	
MEDIAN AGE (MALE)	31.5	36.3	36.7	
MEDIAN AGE (FEMALE)	31.6	39.2	39.6	
Hayaahalda O Inaama	1 Mile	2 Miles	E Miles	
Households & Income	1 Mile	3 Miles	5 Miles	
Households & Income TOTAL HOUSEHOLDS	1 Mile 4,504	3 Miles 31,974	5 Miles 76,301	
TOTAL HOUSEHOLDS	4,504	31,974	76,301	
TOTAL HOUSEHOLDS # OF PERSONS PER HH	4,504 2.6	31,974 2.4	76,301 2.4	





^{*} Demographic data derived from 2020 ACS - US Census