

**FOR SALE
REDEVELOPMENT
OPPORTUNITY
36,000 SF**



180 W. 15th Street
Dubuque, IA 52001

Property Features

- Current Use – Four Oaks of Dubuque, School & Counseling, Existing Facility is Relocating.
- Fantastic Location near downtown Dubuque and only minutes from Loras College.
- Building has been very well maintained.
- Existing Building Drawings available in Auto Cad.
- Possible conversion to multi-family apartments,
- Senior Housing and/or condos.

Price Reduced - \$545,000!

- Building Cost - \$15.14 per SF
- Each Floor Plate – 13,500 SF
- Restrooms on Each Floor
- Adjacent to St Raphael's Church
- "As Built" Building Plans Available
- Possible Historic Tax Credits

For more information

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VISIT OUR WEBSITE FOR MORE INFORMATION



Located near downtown Dubuque and minutes from the “College District”, the existing Four Oaks of Dubuque Facility is available to sale. The Occupancy is subject to the relocation of Four Oaks, to its new location. The historic building has been very well maintained and it represents an excellent investment opportunity.

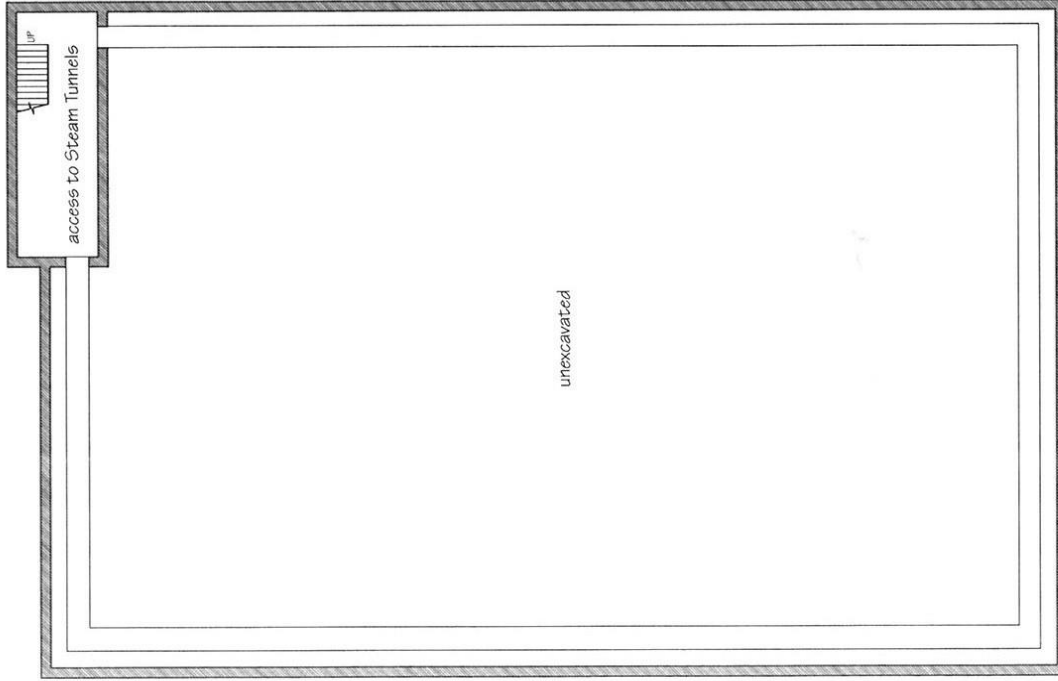


- Excellent Dubuque Location!
- Several Multi-family Opportunities.
- Senior Housing, Student Housing and Apartments Potential.
- Population Within 10 Minutes – 54,364
- Population Within 20 Minutes – 84,419
- Population Within 30 Minutes -118,975
- “As Built” Building Floor Plans are available in an Auto Cad File.
- Building is priced for re-development.
- Historical Tax Credits may be available.

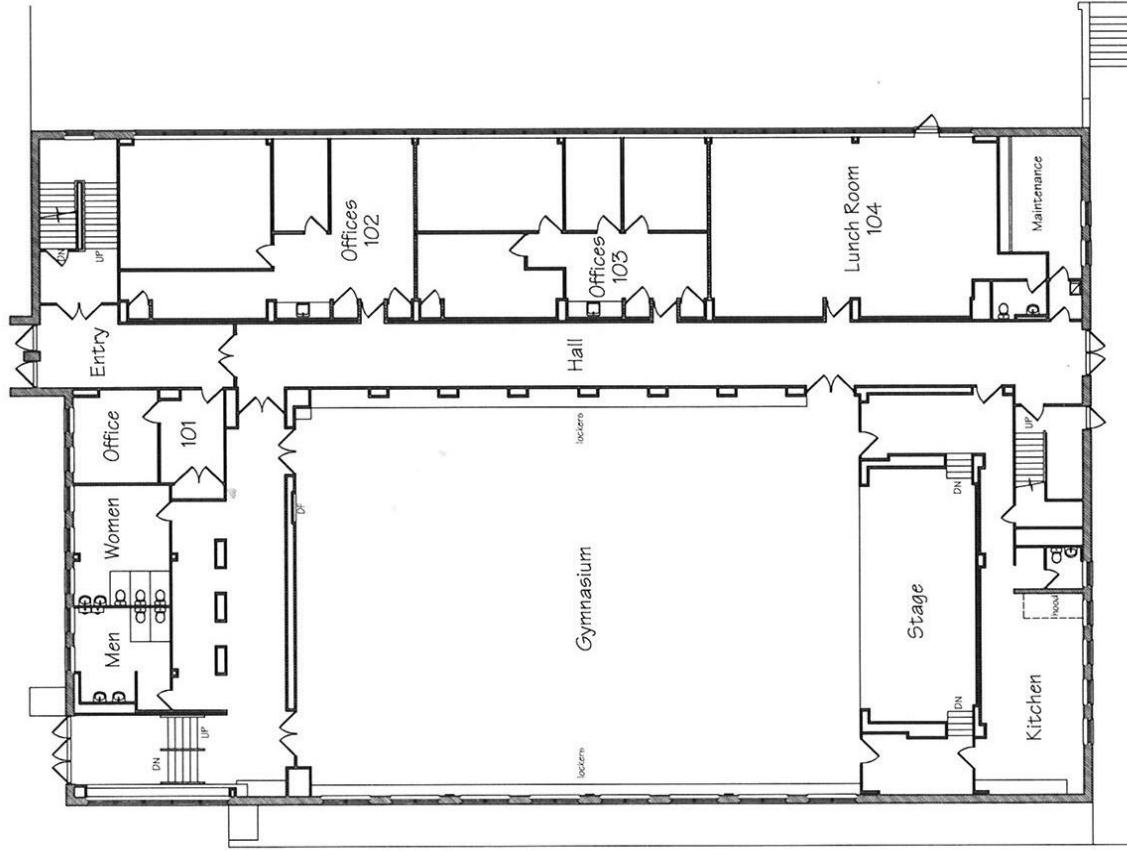
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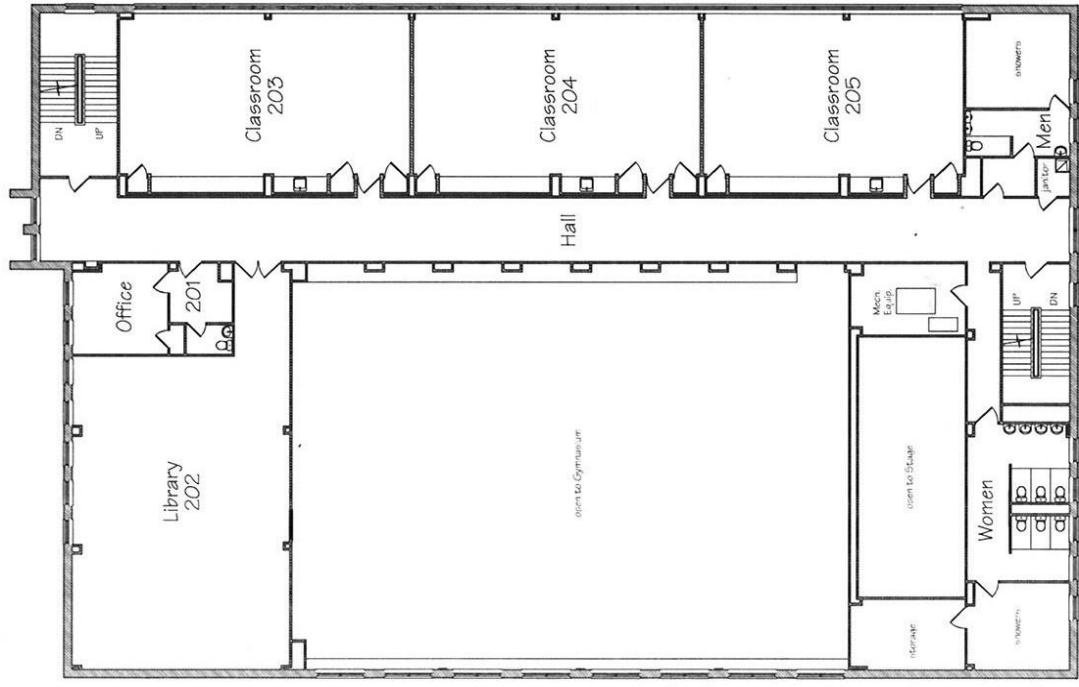
Basement Plan
1/8" = 1'-0"



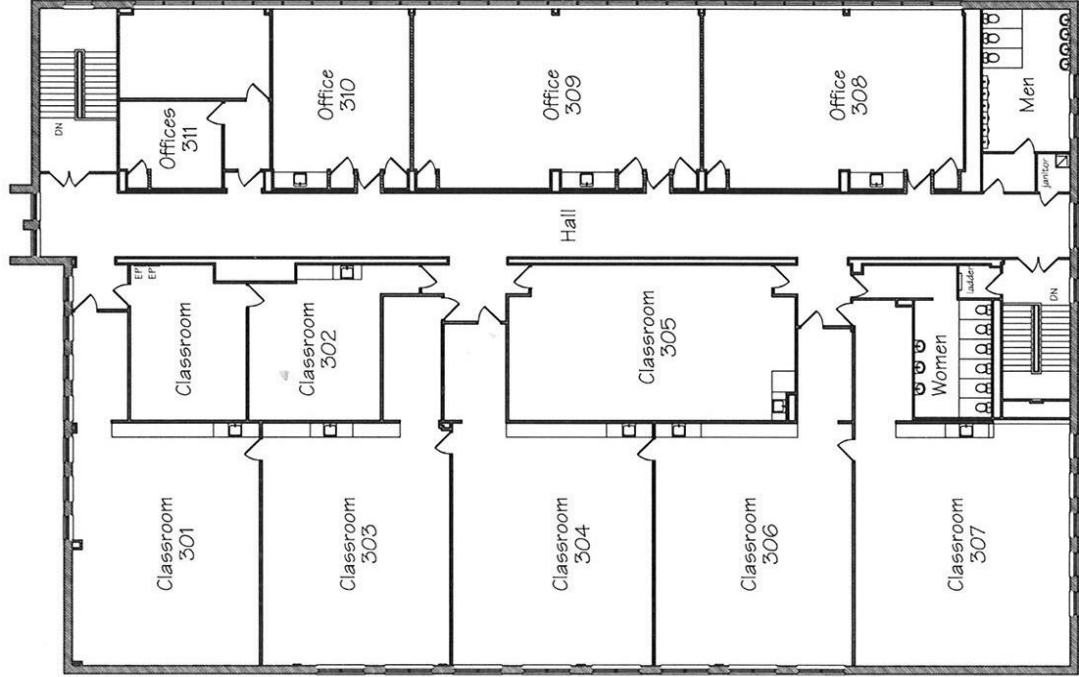
First Floor Plan
1/8" = 1'-0"
13,500 s.f. gross

Disclaimer:
These plans and dimensions are believed to be accurate. We have no reason to doubt their accuracy, but we do not guarantee it. All information should be verified prior to sale or lease.

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Second Floor Plan
 9,000 s.f. gross
 1/8" = 1'-0"



Third Floor Plan
 13,500 s.f. gross
 1/8" = 1'-0"