



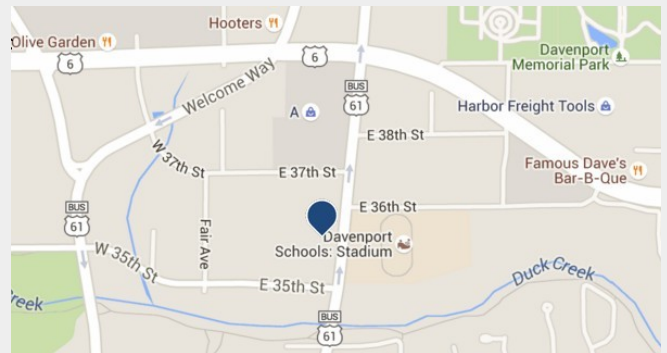
# 3536 Brady Street

Davenport, Iowa 52806

Sale Price: \$525,000

## Property Features

- 16,007 SF building with a .88 acre lot located on a heavily traveled retail corridor (23,000 VPD)
- Potential investment opportunity (\$72,000 NOI - 5/31/18 expiration)
- 9,607 SF retail space (full basement)
- 6,400 SF warehouse space (20 ft ceilings)
- One (1) overhead door
- Two (2) docks doors



PARCEL ID:	P1316-22
YEAR BUILT:	1957
ANNUAL TAXES:	\$16,342.00 (2015)
ZONING:	C-1
MLS ID #	7036959, 7036958

For more information:

**Alex Kelly**

563.823.5143 • [akelly@ruhlcommercial.com](mailto:akelly@ruhlcommercial.com)

**Charlie Armstrong, SIOR**

563.529.6600 • [carmstrong@ruhlcommercial.com](mailto:carmstrong@ruhlcommercial.com)

For Sale

16,007 SF Retail / Industrial Building

38,200 SF



Alex Kelly

o 563.823.5143

c 309.236.5489

akelly@ruhlcommercial.com

Charlie Armstrong, SIOR

o 563.529.6600

c 563.529.6600

carmstrong@ruhlcommercial.com

NAI Ruhl Commercial Company

5111 Utica Ridge Rd

Davenport, IA 52807

563 355 4000

[ruhlcommercial.com](http://ruhlcommercial.com)