

For Sale or Lease  
**Retail/Distribution Space**  
8,568 SF



## 3514 Brady Street

Davenport, Iowa

**Sale Price: \$445,000**

**Lease Price: \$6.75 PSF (NNN)**



**Charlie Armstrong**

563.529.6600

carmstrong@ruhlcommercial.com

### Property Features

- 8,568 SF retail/distribution building (former Price Buster Mattress)
- Located on hi-visibility 0.73 acre corner lot signalized intersection on Brady St/US Hwy 61
- High traffic count of 23,860 VPD
- Wide open floor plan with 3 offices, utility room and 2 restrooms
- 12' ceiling height
- One 8' x 12' drive-in door with electric roll-up door and dock lights
- Hydraulic dock lift for truck dock height unloading
- 400 amps 240 volt power
- New HVAC system in 1999
- New rubber roof in 2003 with 20 year transferrable warranty
- Excellent pylon signage
- LAMAR billboard lease with \$300 per month income
- Zoned C-2
- Parcel ID P1316-19
- Property taxes (2015) \$10,262