



4520 4th Avenue

Moline, Illinois

Sale Price: \$89,000

Lease Rate: \$5.50 PSF (Gross)

Property Features

- Former 1,583 SF veterinarian clinic
- Includes three (3) bedroom, two (2) bath apartment with basement that is currently rented at \$900/month
- Apartment tenant pays gas and electric
- Eleven (11) parking spaces
- Zoned B-3, Community Business District
- Two (2) car attached garage
- Low annual taxes of only \$2,729.80 (2016)



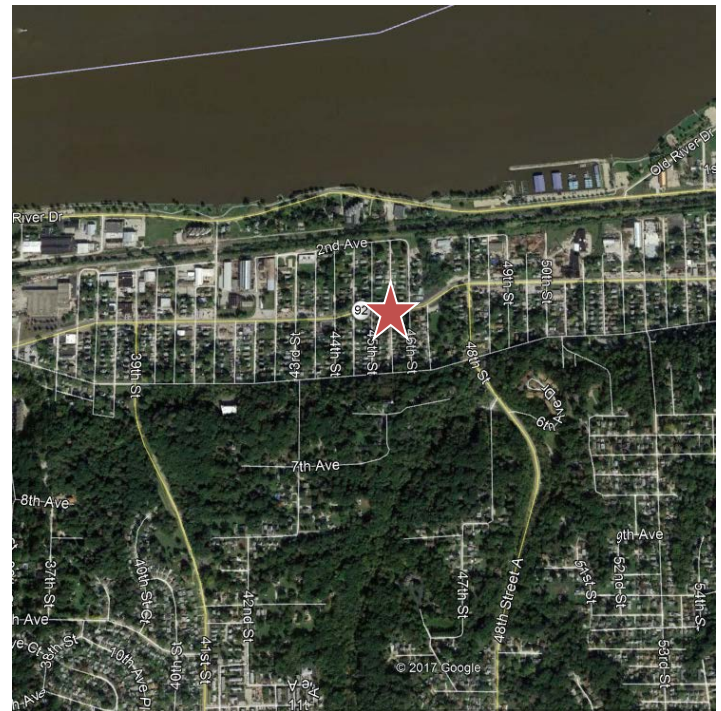
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For Sale or Lease
Retail/Office Space
 1,583 SF



2017 Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,655	29,591	61,576
Total Population	5,939	68,628	148,453
Median Household Income	\$45,173	\$49,929	\$52,662
Median House Value	\$96,195	\$121,614	\$132,247