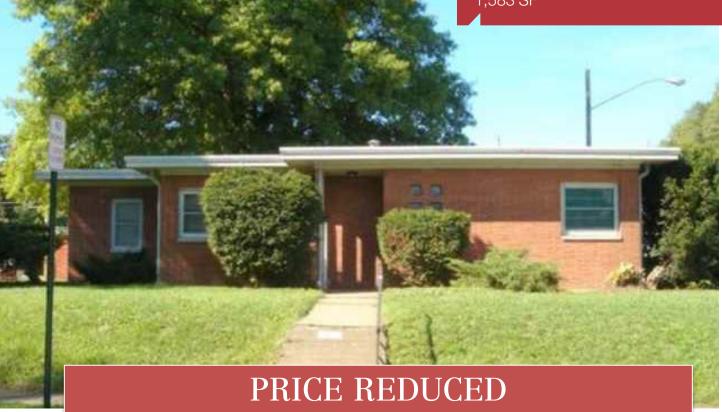


# For Sale or Lease Retail/Office Space



## 4520 4th Avenue

Moline, Illinois

### Sale Price: \$89,000 Lease Rate: \$5.50 PSF (Gross)

#### **Property Features**

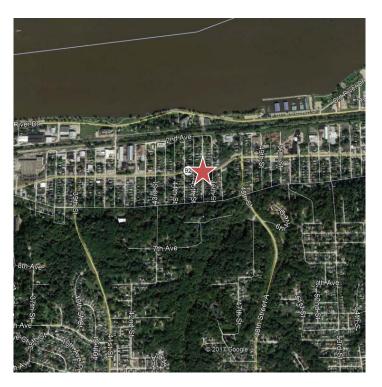
- Former 1,583 SF veterinarian clinic
- Includes three (3) bedroom, two (2) bath apartment with basement that is currently rented at \$900/month
- Apartment tenant pays gas and electric
- Eleven (11) parking spaces
- Zoned B-3, Community Business District
- Two (2) car attached garage
- Low annual taxes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



#### Shawn Langan

Commercial Sales Associate direct: 563.823.5113 call or text: 563.343.6597 email: slangan@ruhlcommercial.com

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



5111 Utica Ridge Road Davenport, IA 52807 563.355.4000 ruhlcommercial.com









## **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 |

