

FOR SALE

113 Iowa Ave. Iowa City

$1,150,000

Investment property fully leased downtown Iowa City with one parking spot behind the building. Sale to be part of a 1031 exchange. Cash financing is the only way to pencil just over a 6% cap rate. Main floor and basement (1900 sq. ft) retail space below is leased by The Wedge Pizzeria through January 31, 2030. Tenant has three 5 year options. Residential space above (988 sq. ft) fully rented without lease which could make easier for renovation options.

Information deemed reliable, but not guaranteed.



Zach Hammes, Realtor®
Jeff Edberg Team
(319) 631-5261
zach@icrealestate.com

LKR
LEPIC-KROEGER, REALTORS®

113 Iowa Ave. Iowa City

$1,150,000

FOR SALE







Zach Hammes, Realtor®

Jeff Edberg Team

(319) 631-5261

zach@icrealestate.com

LKR LEPIC-KROEGER, REALTORS®