

COMMERCIAL LOTS FOR SALE

Two contiguous lots that are 2.05 acres lot on S. Riverside. The two form an "L" around McDonalds; one lot is between Staples and McDonalds and the other lot is between McDonalds and the river; see aerials for reference. Good location next to McDonalds and close to the hard corner of S. Riverside & W. Benton. Traffic count is 23,100/day on S. Riverside and 15,100/day on W. Benton. Property is in the Riverfront Crossings Master Plan which allows for a housing development. Concrete pad already at the site. Zoned CC-2.

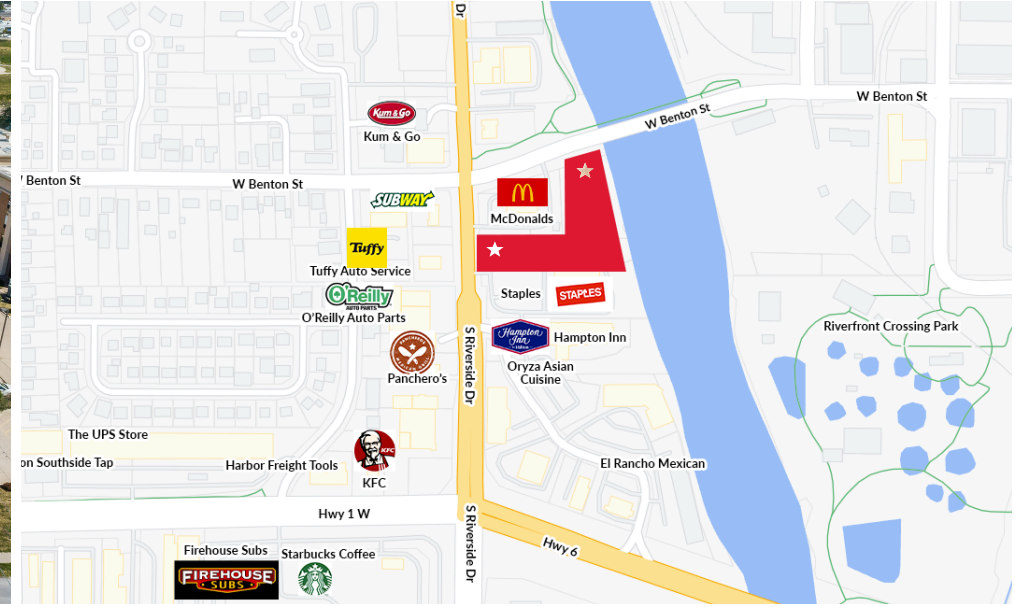
**21 W. BENTON STREET
820 S. RIVERSIDE DRIVE
IOWA CITY, IOWA 52246**



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COMMERCIAL



OFFERING SUMMARY

Sale Price:	\$2,420,000
Lot Size:	2.05 Acre
Year Built:	New
Zoning:	CC-2

LOCATION OVERVIEW

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PROPERTY OVERVIEW

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PROPERTY HIGHLIGHTS

- Amenities: On Bus Line
- Zoning: CC-2
- 2.05 acres - Great Location



