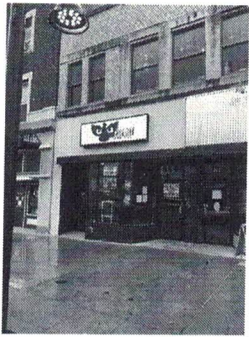


COMMERCIAL AGENT REPORT



MLS #: **20186310** Status: **Active**
 Ownership Type: **Commercial**
 Address: **123 E Washington St**
 City, Zip: **Iowa City 52240**
 Area: **Iowa City** DOM: **404**
 List Price: **\$0** Original Price: **\$0**
 Lease Price: **\$23.00** List Agent3:
 Owner: **Old Capitol View, LLC** Virtual Tour:
 List Broker3:
 List Agent1: **Joe Clark** cell: **319-631-1894**
 List Broker1: **Commercial Realty Iowa City, LLC** Off: **319-631-1894**
 List Agent2:
 List Broker2:
 Listing Date: **11/6/2018** Expiration Date: **6/30/2020**
 County: **Johnson** Doc: **0** E-mail: **gjc1974@msn.com**

Lot Dim:	20 X 150	Tax ID:	0
Acreage:	0.00	Gross Tx (Cnty/City):	\$21,000.00
Square Feet:	3100	Tax Year Report:	2018
Type of Lease:	NNN	Year Built:	1900
Zoning:	CB10	Common Area Maint:	\$1.00
Elementary:		Insurance Exp/SqFt:	0.60
Jr./Middle School:		Variable Rate:	Yes
High School:		Comm. to SB (\$/%):	\$7000

Lease Term:		Buyers:	Closing Costs:
Pending Date:	Sales Term:	Selling Agent 1:	
Closing Date:	Sold Price:	Selling Office 1:	

BUSINESS: **Office Building, Retail Store, Other** CONSTRUCT CM: **Block**
 CI FEATURES: **Display Window** LOCATION: **Other**
 DOCUMENTS: **Floor Plan Avail** FLOOR TYPE: **Other**
 COOLING: **Other** HEATING: **Other**
 LOT SIZE: **Less Than .5 Acre** ROOF TYPE: **Other**
 ROAD FRONTAGE: **Other** SPECIAL FEATURES: **Other**
 UTILITIES AVAILABLE: **Cable TV, Electricity, Natural Gas, Sewer, Telephone, Water-City**
 SQUARE FEET: **2,000-5,000 SqFt**
 POSSIBLE FINANCING: **Other**
 POSSESSION: **Immediate** SALE INCLUDES:
 SHOWING INSTRUCTIONS: **Vacant**
 Directions: **Located in the center of downtown Iowa City near the corner of Clinton Street and Washington Street. Newly remodelled: Paint, flooring, electrical, etc.**

Remarks: **Great location in the center of the Ped Mall and across the street from the Old Capitol building. Commercial, Retail, Restaurant, Office, etc. could occupy the space. Walk by traffic at this location is very high, with over 30,000 University of Iowa students in this central location every day of the school year. The addition of a Target store to this street should help to drive traffic counts even higher. Don't miss out on this great opportunity!! Owner is a licensed real estate Broker in Iowa.**

Addendum:

This information is deemed reliable, but not guaranteed.