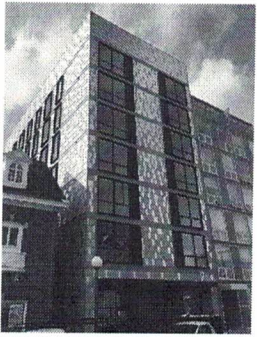


COMMERCIAL AGENT REPORT



MLS #: **20192229** Status: **Active**
 Ownership Type: **Commercial**
 Address: **9 S Linn St**
 City, Zip: **Iowa City 52240**
 Area: **Iowa City** DOM: **252**
 List Price: **\$0** Original Price: **\$0**
 Lease Price: **\$2,950.00** List Agent3:
 Owner: **Monark 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: **4/7/2019** Expiration Date: **6/30/2020**
 County: **Johnson** Doc: **0** E-mail: **gjc1974@msn.com**

Lot Dim:	0	Tax ID:	1
Acreage:	0.00	Gross Tx (Cnty/City):	\$13,525.00
Square Feet:	1800	Tax Year Report:	2018
Type of Lease:	NNN	Year Built:	2018
Zoning:	CB10	Common Area Maint:	\$0.35
Elementary:		Insurance Exp/SqFt:	0.65
Jr./Middle School:		Variable Rate:	No
High School:		Comm. to SB (\$/%):	2.5

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

BUSINESS: **Food Services, Office Building, Retail Store, Other** CONSTRUCT CM: **Precast Concrete**
 CI FEATURES: **Display Window, Sprinkler System** LOCATION: **Other**
 DOCUMENTS: **Floor Plan Avail, Lease Avail** FLOOR TYPE: **Concrete Slab/Grade**
 COOLING: **Central A/C** HEATING: **Central, Forced Air**
 LOT SIZE: **None** ROOF TYPE: **Other**
 ROAD FRONTAGE: **Other** SPECIAL FEATURES: **None**
 UTILITIES AVAILABLE: **Cable TV, Electricity, Natural Gas, Sewer, Telephone, Water-City**
 SQUARE FEET: **Under 2,000 SqFt**
 POSSIBLE FINANCING: **Other**
 POSSESSION: **Negotiable** SALE INCLUDES:
 SHOWING INSTRUCTIONS: **Call Agent Only**
 Directions: **Located between a busy business district of Washington St. and Iowa Ave. in the Heart of Downtown Iowa City. Next to US Bank, Yacht Club and Brueggers Bagel Bakery. First floor frontage.**

Remarks: **Brand New mixed-use building in Downtown Iowa City located near the corner of Iowa Ave & Linn St. Middle of the University of Iowa & the PED Mall. HVAC is included for a single zone. Electrical panel provided. Fully sprinkled. Tenant Improvement credit is negotiable with long term lease signed. Consider restaurant, retail, office, student oriented business for this location. Available for build-out immediately. Square footage is 1800 (up to 1932) including common areas & basement utility closet**

Addendum: **Listing Agent is a partner in Monark LLC (9 S. Linn) and a licensed Real Estate Broker in the State of Iowa.**