

# Pivot Real Estate

📞 319-294-3339

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41 16th Avenue SW,  
Cedar Rapids, Iowa 52404

**Price: \$400,000**

Est. Monthly Payment: \$1,717.83 See Details

Active Status, Bedrooms, 0 Full Baths  
5,750 Square Feet, 0.140 Acres

**Listing ID # 1705720**



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## Property Description:

'The Village' – a signature building the heart of Czech Village. This building lends itself to many uses including warehouse, retail or office. Over the last 6 years, Czech Village has gained over 100 new businesses and seen over \$38,000,000 in building rehab and new construction. Lease is modified gross, tenant pays for snow, lawn, trash and utilities. Off street parking.

## Primary Features

**County:** Linn  
**Property Type:** Commercial

**Year Built:** 1890  
**Zoning:** C-3

## Additional

**Additional Info:**  
**Association:**  
**Building Description:** Single Tenant  
**Construction Methods:** Concrete Block  
**Environmental:**  
**Legal Description:** JM May's 4th Lot 1 Blk 7 & J M May's 10th Lot & SW18' Lot 3 Blk 17 str/lb  
**Limited Service:**  
**Miscellaneous:** Overhead Door, Rest Rooms  
**Parcel Number:** 142847900200000  
**Possession:** Immediate

**Power:**  
**Property Sub Types:** Office, Retail, Warehouse  
**Restricted Listing:**  
**Special Purpose:**  
**Tenants Responsibilities Include:** Janitorial, Heating, Water, Electricity, Trash Collection, See Remarks  
**Terms:** Lease  
**Trade Building Business Name:** Artisan Sanctua  
**Traffic Count:** 5001-10000  
**Utilities:**  
**Water/Sewer/Roads:** City Sewer, City Water

## Location Information

**Area:** SW Quadrant  
**Street Number Numeric:** 41

**Street Suffix:** Avenue

## Financial Details

**Association Fee:** 0  
**Association Fee Frequency:**  
**For Sale:** 1  
**Gross Tax:** 3390  
**Lease Priceper SqFt:** 9.0000  
**Lease Type:** Gross  
**Max Contingencies For Lease Single Site:** 5750

**Minimum Lease Months:** 0  
**Monthly Lease:** 0  
**Net Tax:** 0  
**Owner Pays:** Re Tax, Insurance  
**Sale Includes:**  
**Tax Roll Number:**  
**Taxable Value:** 0.00

## Interior Features

**Basement:** no  
**Ceiling Height:** 11ft-14ft  
**Flooring:** Concrete Slab  
**Heating/Cooling:** Central Air, Central Heat

**Minimum SqFt for Lease:** 5750  
**Number of Stories:** 1  
**Total Pass-Through per SqFt:**

# External Features

**Lot Size:** .14 Acre

**Roof:** Membrane

Listing courtesy of Craig Byers from Pivot Real Estate



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Listing broker has attempted to offer accurate data, but buyers are advised to confirm all items. Last updated Monday, May 22nd, 2017.

## Contact - Listing ID 1705720

First Name\*

Last Name\*

Email Address\*

Phone

Message

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