



Paul Sale

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83 16th Ave SW, Cedar Rapids, IA 52404

- 1,340 sq ft space for sale on 5,000 sq ft lot
- List price: \$129,000
- Includes 3 private parking spaces in back and green space with sidewalk along side of building
- Multiple side and rear access points
- Extensive work completed post-flood: electrical, drywall, insulation, some plumbing, HVAC moved to roof, backup generator added to roof. New roof installed in 2011.
- Historic photograph above shows that front portion of building has been enclosed, but is structurally designed for open overhang.
- Available immediately for sale or lease