

# Investment Property

104 West Agency Street  
West Burlington, Iowa



## Property Description:

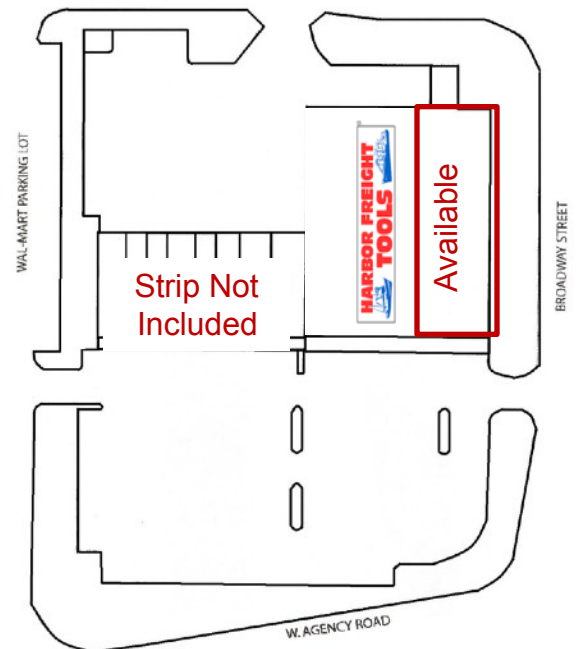
Harbor Freight Tool Anchored Building  
with approximately 8.5 years remaining.

## Exclusively Offered:

For Sale \$2,300,000

## Salient Data:

- 9,191 Square Feet of Available to Lease
- 2.01 Acres of Land
- Zoned B-2
- 12,300 Vehicles Pass Site Daily
- All Masonry Constructed in 1997
- Two Loading Docks
- 103 Parking Spaces plus cross-parking
- 8.8% Cap Rate Proforma with vacant space leasing at \$9.00 PSF, NET, Annually
- 5.22 Cap Rate on Existing Income



## Contact:

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Strip Not  
Included



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# Site Plan

