

LOT FOR SALE

Great 1.02 acre lot on S. Riverside. Good location next to McDonald's and close to the hard corner of S. Riverside & W. Benton. Traffic count is 23,100/day on S. Riverside and 15,100/day on W. Benton. Zoned CC-2 which has a variety of uses. Restrictions against some types of drive-thru uses. Land to the east is in the flood plain. Contingent upon seller identifying a specific 1031-exchange property.

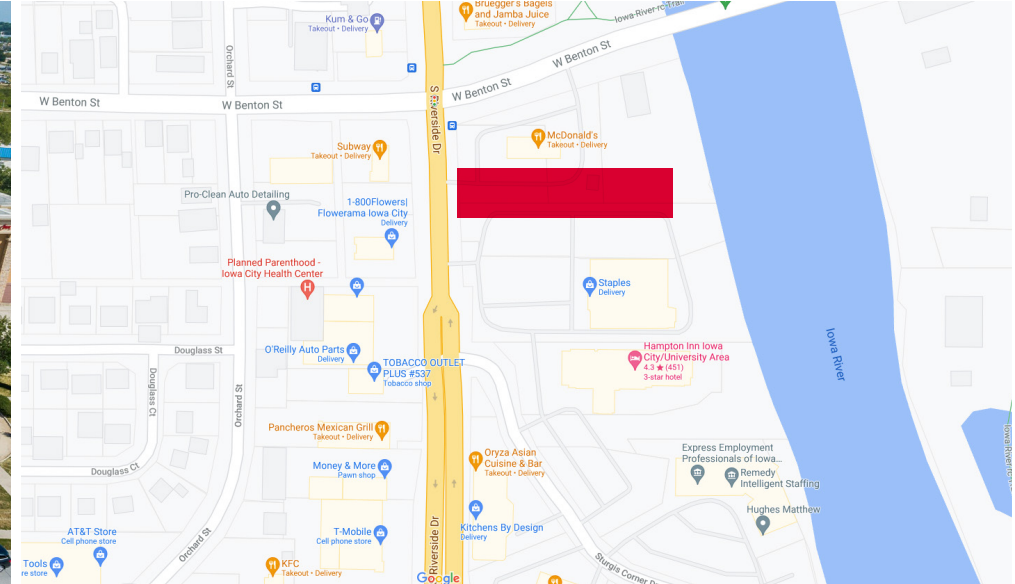
**820 S. RIVERSIDE DRIVE
IOWA CITY, IOWA 52246**



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OFFERING SUMMARY

Sale Price:	\$1,900,000.00
Lot Size:	1.02 Acre
Property Type:	Lot/Land
Zoning:	CC-2

LOCATION OVERVIEW

Located between McDonald's and the Staples building on South Riverside Drive, Iowa City.

PROPERTY OVERVIEW

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PROPERTY HIGHLIGHTS

- Traffic on Riverside 23,100/day
- Cable TV, Electricity, Natural Gas, Sewer, Water-City
- County/City Road: On a bus route
- Potential Use: Commercial/Industrial, Office/Institutional



