

FOR SALE



321-325 KIRKWOOD AVE & 1020 MAIDEN LN, IOWA CITY

\$850,000

Riverfront Crossing District Development Opportunity. This offering includes existing, highly usable improvements totaling approximately 14,000 SF, currently occupied with short-term leases, providing near-term income with long-term flexibility. Alternatively, the site may be redeveloped as a .58-acre building lot within the Riverfront Crossing (RFC) District, which features a form-based zoning overlay allowing for mid-rise mixed-use development. The RFC framework supports ground-floor commercial uses with apartments or condominiums above, up to 6-7 stories. An existing public alley bisects the property, offering additional vehicular access or the potential for abandonment, subject to City Planning Department and City Council approval. The location is exceptional—steps from shopping and dining, just blocks from downtown Iowa City and the University of Iowa main campus, placing this site at the center of one of the city's most active growth corridors. Assembly Opportunity: This property may be combined with the adjacent parcel at 1030 Gilbert Street, providing an additional .55 acres of usable land, creating a larger-scale development footprint.

Information deemed reliable, but not guaranteed.

Price:

\$850,000

Gross Taxes:

\$23,494

Zoning:

CC2 & C11 - RFC

Total Acres:

0.58 Acres

Traffic Count:

Visible by 8,700 cars on Kirkwood Ave per day

Directions:

South on Maiden Ln off Kirkwood Ave

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

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Licensed to sell real estate in the State of Iowa

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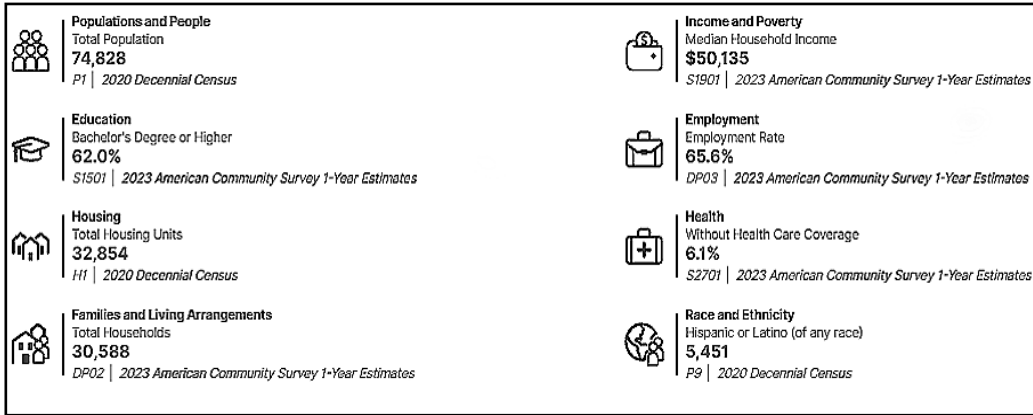
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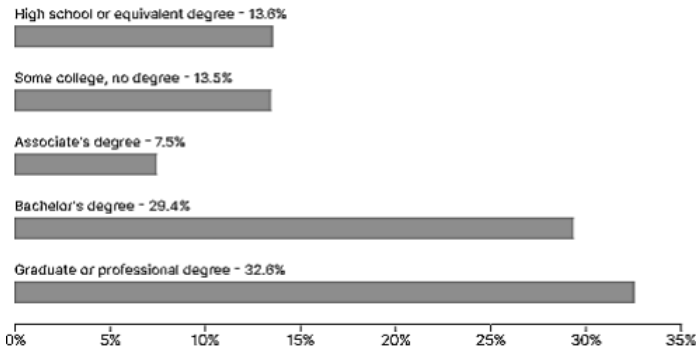
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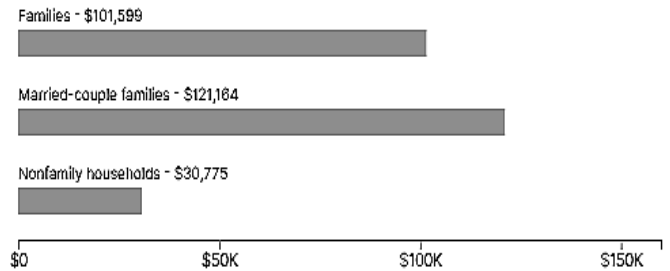
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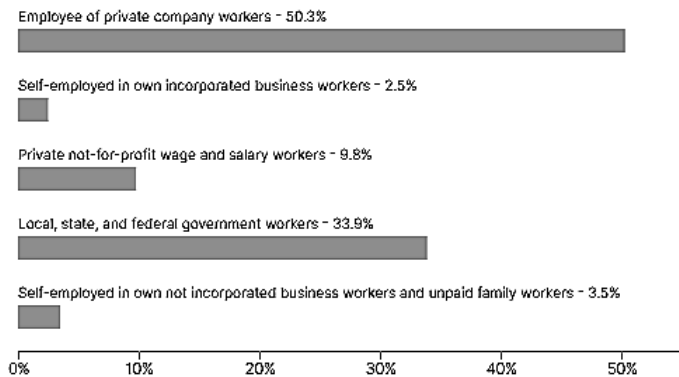
Education Attainment (Population 25 Years and Older) in Iowa City city, Iowa



Median Income by Types of Families in Iowa City city, Iowa

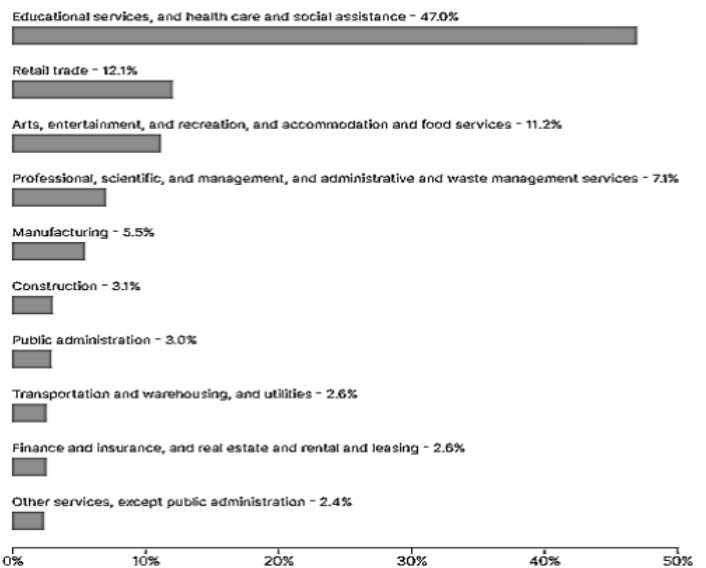


Class of Worker in Iowa City city, Iowa



Industry

Industry for the Civilian Employed Population 16 Years and ... in Iowa City city, Iowa



United States®
Census
Bureau

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