FOR SALE

Redevelopment Opportunity Historic Downtown Building

122 S. 3rd Street

PROPERTY INFORMATION

- ► 276,755 Square Foot Building For Sale - Occupies the Entire BlockI
- Sale Price: \$450,000 **REDUCED TO \$325,000**
- Redevelopment Opportunity in Historic Downtown
- Located in an "Opportunity Zone" and TIFF District
- ► Lot Size: 1.7 Acres (74,052 SF)
- Built in 1910
- Zoned C-3
- 45 On-Site Parking Spaces
- Well Maintained Property
- Located at the Corner of S. 3rd Street and Division Street





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Brokerage Services

FOR SALE

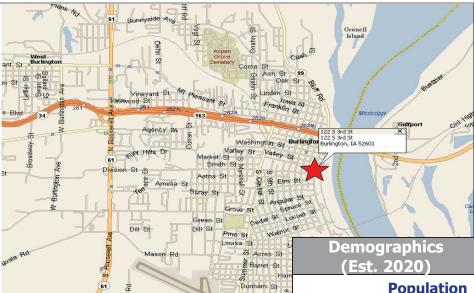
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LOCATION INFORMATION

BURLINGTON, IOWA





1 mile 3 miles 5 miles **Population** 7,805 26,073 30,388 **Households** 3,103 11,152 13,063 Avg. HH Income \$51,271 \$59,456 \$63,096 **Median HH Income** \$38,443 \$45,320 \$47,087 **Median Age** 35.5 40.5 41.7





Updated 9/2/2020