

FOR SALE | FOR LEASE

OFFICE ON BROADWAY

100
EAST BROADWAY
Council Bluffs, IA 51503



OFFICE BUILDING

RETAIL FOR SALE

Building Size: 4,000 SF
Sale Price: ~~\$325,000~~ **REDUCED**
\$295,000
Lot Size: 0.19 AC; 8,387 SF

RETAIL FOR LEASE

Space Available: 2,000 SF
• First Floor: 2,000 SF
• Second Floor: LEASED
Lease Rate: \$1,900 PER Month
Lease Type: Modified Gross

PROPERTY FEATURES

- + New carpet and fresh paint
- + Wide open floor plan
- + Great visibility; corner lot
- + Building signage available
- + Located along well-traveled Broadway corridor in Council Bluffs' business district
- + First floor available



CONTACT US

TRACY EARNEST

Vice President
+1 402 697 5841
tearrest@cbre-mega.com

CBRE|MEGA

11213 Davenport St, Ste 300
Omaha, NE 68154
+1 402 334 8877

www.cbre.com/omaha

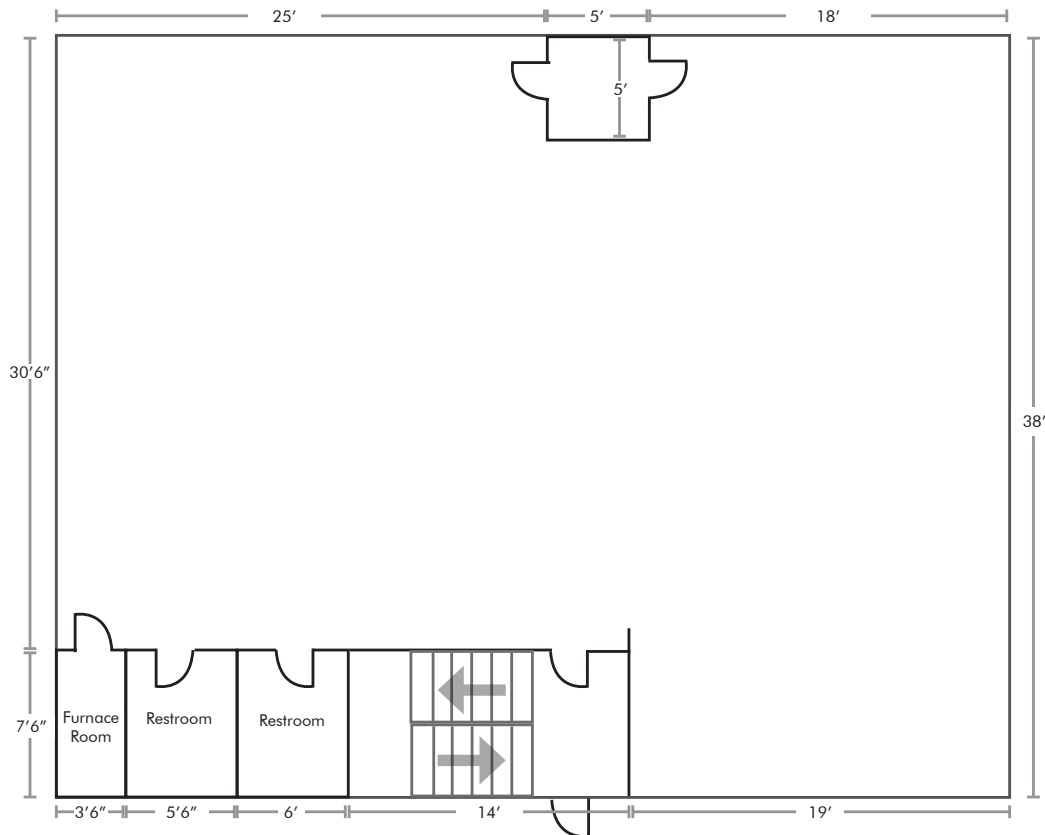
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FLOOR PLAN | FIRST FLOOR



BUILDING INFORMATION

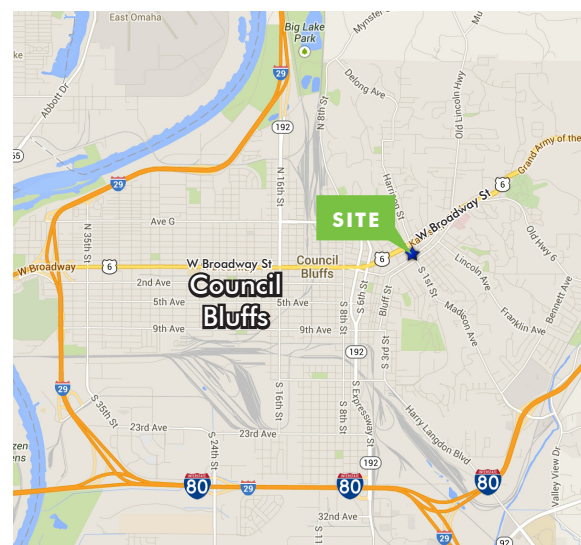
Building	4,000 SF
Lot	8,387 SF; 0.19 acres
Year Built	1987
Number of Floors	Two
Construction	Concrete and steel
Cross Streets	N 1st & E Broadway Streets



BUILDING PLAN



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tearnest@cbre-mega.com



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