

# Office/Retail For Sale

1150 Old Marion Rd NE & 4011 Golf St NE, Cedar Rapids, IA



## Contact Information:

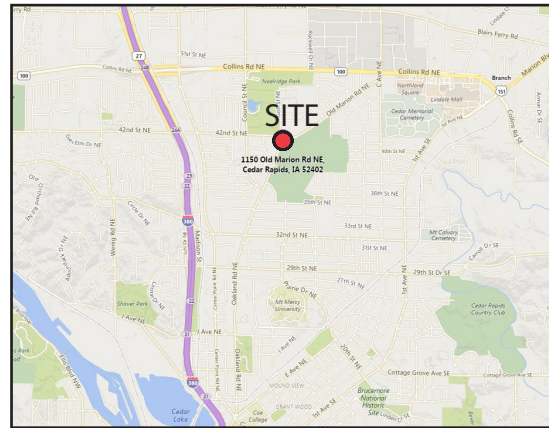
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## Property Highlights

### Location

Great location within close proximity to I-380 and 42nd Street NE allowing for easy access to the entire city.

### Details

Excellent opportunity for office, medical, dental, lab/flex space or fitness space - see attached renderings.  
0.61 acre parking lot included (4011 Golf St NE) with approximately 55 parking stalls.  
(1) dock also included with building  
Building size: 10,141 SF  
Lot Size: 0.68 acres + 0.61 acres = 1.29 acres total  
Year Built: 1958  
Zoning: O/S, RMF-1, R-3  
2015 Real estate taxes: \$20,494  
Possession: Immediate

### Available SF

7,900 SF Main Level  
1,440 SF Lower Level  
9,340 SF Total

### Sale Price

\$795,000

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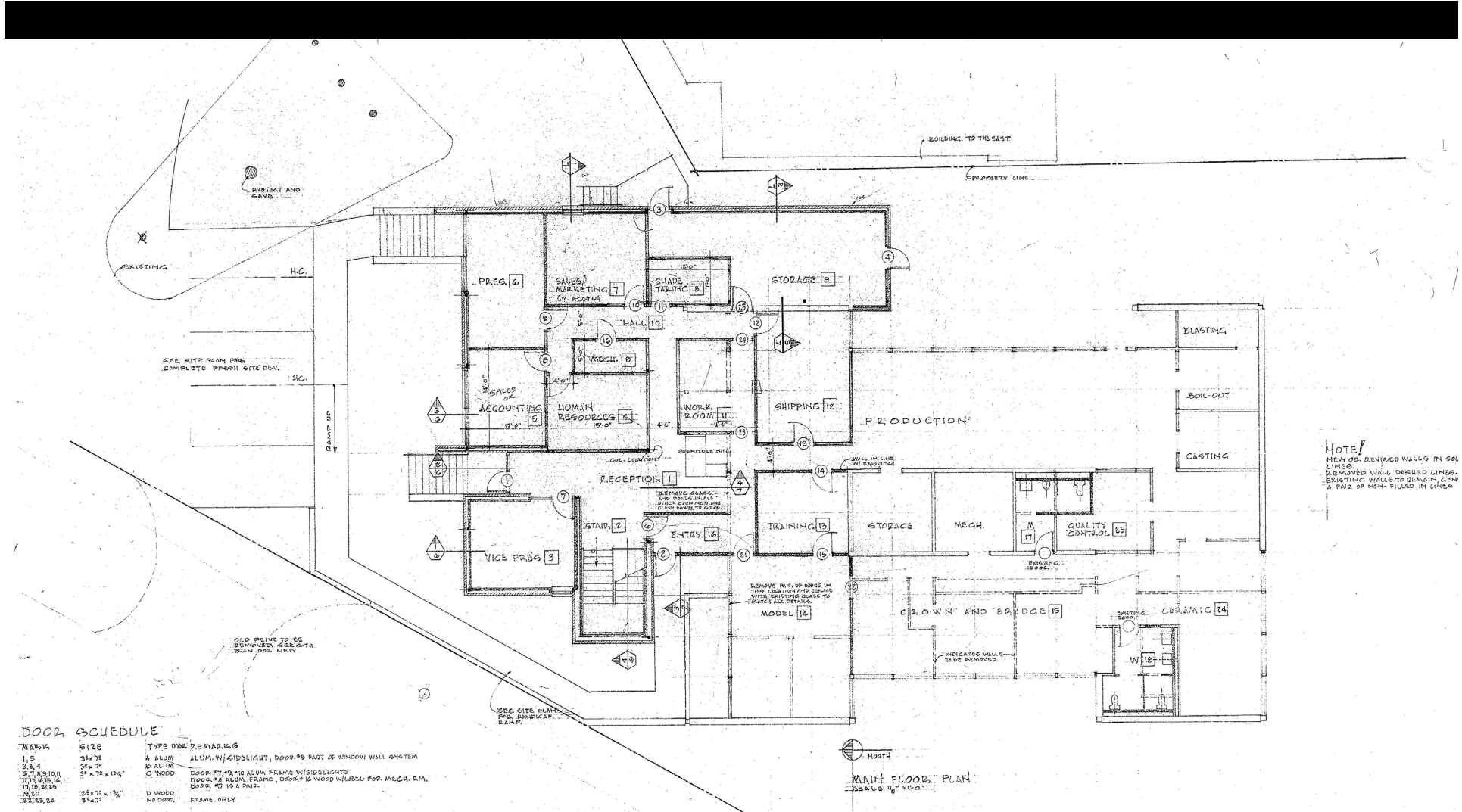
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### DOOR SCHEDULE

MAP#	SIZE	TYPE	DOOR REMARKS
1, 5	35 1/2"	A ALUM	ALUM. W/ SIDELIGHT, DOOR IS PART OF RANDOM WALL SYSTEM
2, 3, 4	35 1/2"	B ALUM	
5, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 21, 25	31" x 78" x 1 3/4"	C WOOD	DOOR #7 #9 #10 ALUM. FRAME W/ SIDELIGHTS DOOR #8 ALUM. FRAME, DOOR #16 WOOD W/ LABEL FOR MECH. RM. DOOR #17 IS A PAIR.
19, 20	25 1/2" x 1 1/2"	D WOOD	NO DOOR, FRAME ONLY
22, 23, 24	35 1/2"		

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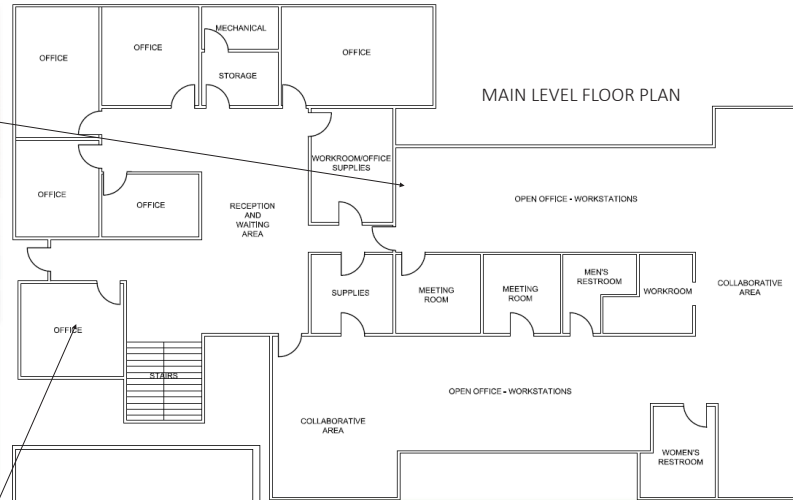
OPEN OFFICE - WORKSTATIONS



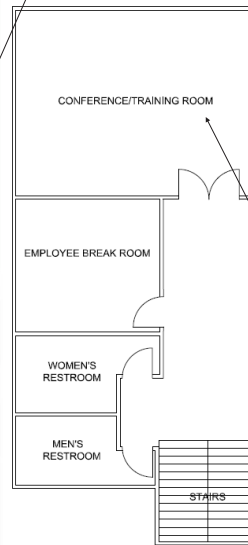
POTENTIAL  
CORPORATE ENVIRONMENT



PRIVATE OFFICE



MAIN LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN



CONFERENCE ROOM

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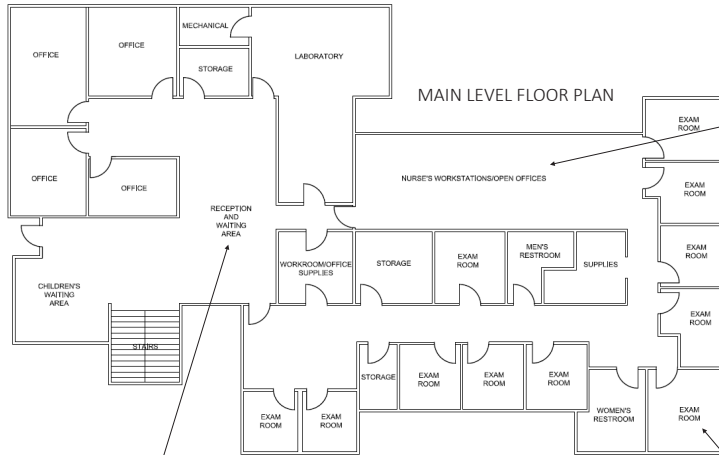
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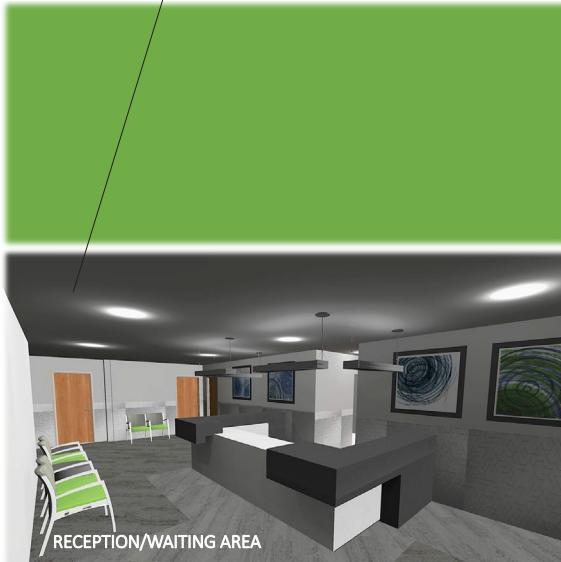
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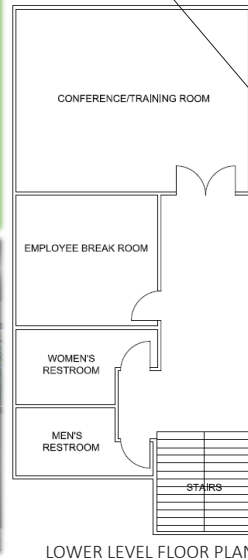
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NURSE STATION/WORK ROOM



RECEPTION/WAITING AREA



LOWER LEVEL FLOOR PLAN



POTENTIAL  
HEALTHCARE ENVIRONMENT



EXAM ROOM

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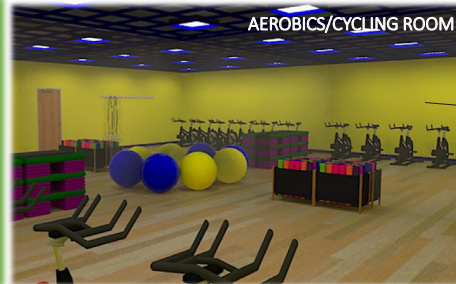
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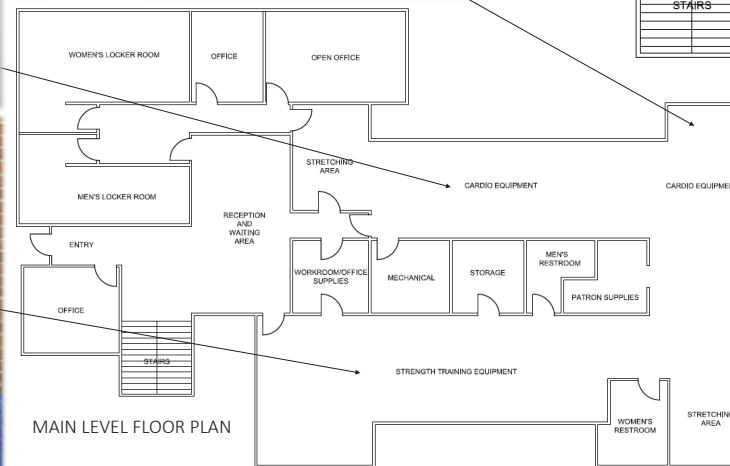
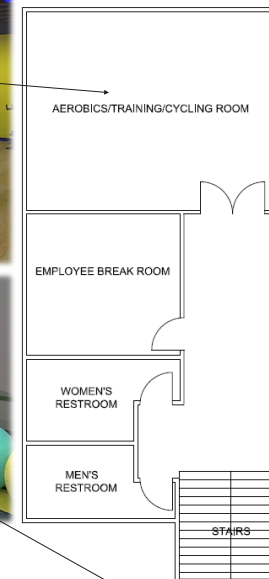


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POTENTIAL  
FITNESS ENVIRONMENT



LOWER LEVEL FLOOR PLAN



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