

# FOR SALE: PROMINENT OFFICE LOCATION

*Crown Center Plaza - 3800 Avenue of the Cities, Moline, IL*



## Property Features

- Ideal for corporate-owned, headquarters facility
- Excellent exterior building signage opportunity
- Outstanding traffic visibility and access to public transportation
- Excellent opportunity for an owner/occupant with rental income available from existing and future tenants
- Easy access to numerous shopping and food establishments
- Excellent on-site parking for 361 cars
- Building Size – 102,887 sf
- Lot Size – 5.22 acres (227,118 sf)
- Zoned: B-3 (Community Business District)
- Real Estate Taxes: \$139,805.12 (2017/2018)
- Sale Price: \$2,500,000.00



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