

FOR SALE

TheHawkeyeGroup.com

INVESTMENT OPPORTUNITIES

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David Gellerman | 563.505.6254
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555 Valley View Drive, Moline, IL

- **Sale Price: \$2,250,000**
- 20,000 SF Office Building
- Sale includes adjacent parking lot at 601 Valley View Drive
- 16,515 SF occupied with leases in place until 2023 and 2025
- Zoned: O-1

604 - 610 19th Street, Moline, IL

- **Sale Price: \$398,000**
- 4,526 SF Office/Retail Building
- Sale includes contiguous green space parcel to the East side of the property
- 1,706 SF occupied
- Zoned: B-2



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Jim Weir | 309.236.7399
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1611 5th Avenue, Moline, IL

- **Sale Price: \$499,000**
- 12,000 SF Office/Retail Building
- Well maintained property with parking available behind building for \$30/mo per spot
- Two floors with existing tenants and space available for lease or owner-occupied use
- Zoned: B-2



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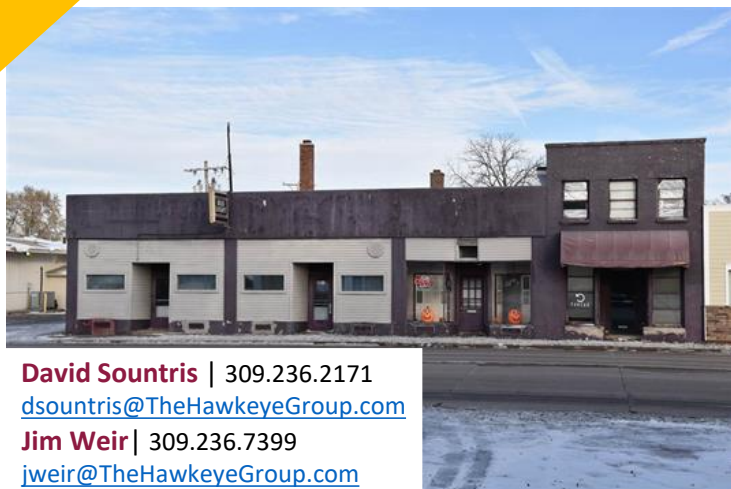
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Revised 4/27/2020

FOR SALE

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INVESTMENT OPPORTUNITIES



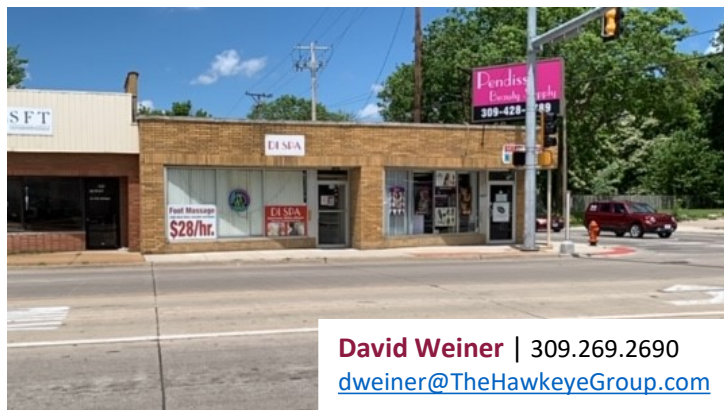
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2316-2320 16th Street, Moline, IL

- **Sale Price: \$149,500**
- 6,490 SF Retail Building
- Building offers multi-tenant & multi-use possibilities such as a neighborhood center, restaurant, bar, or other uses
- Zoned: NC

3325-3327 Avenue of the Cities, Moline, IL

- **Sale Price: \$195,000**
- 3,344 SF Retail/Office Building
- Located in the heart of Moline with frontage of Avenue of the Cities
- Great investment opportunity with good cash flow
- Zoned: NC



David Weiner | 309.269.2690
dweiner@TheHawkeyeGroup.com

405 3rd Street, Sherrard, IL

- **Sale Price: \$229,000**
- 5,000 SF Multi-Tenant Building
- Fully occupied, multi-tenant building consisting of three commercial spaces, one 2-bedroom apartment, and one efficiency apartment
- Two longer term commercial leases in place, all other tenants are leasing month-to-month
- Zoned: Commercial



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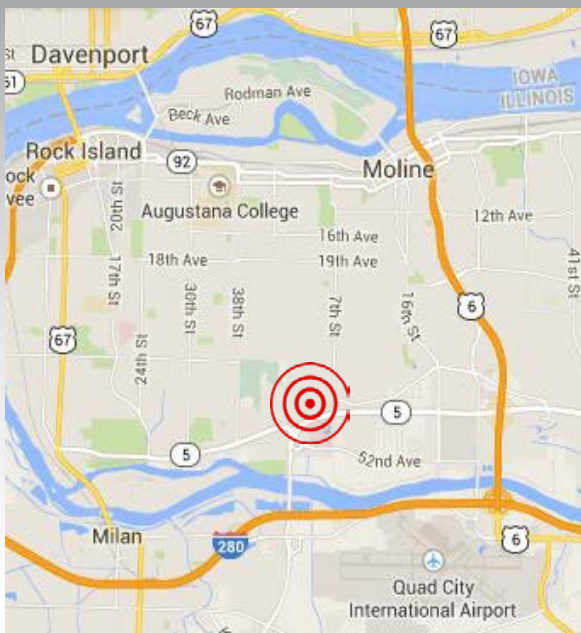
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**FOR SALE
OR LEASE**



20,000 SF Investment Property For Sale
3,485 SF Medical/Office Space For Lease
555 Valley View Drive, Moline, IL 61265

TheHawkeyeGroup.com



Property Features

- **Sale Price: \$2,250,000**
- **Lease Price: \$13.25/PSF + NN**
 - 3,485 SF Available For Lease
- Total Land Area: 2.54 acres
- This well-built building located in a beautiful setting is a great investment opportunity with 10,000 SF leased to Concentra until May 2025
- Sedona Technologies, a tenant since 1998, leases 6,515 SF on the main level
- Sale includes adjacent parking lot at 601 Valley View Dr, expanding total parking spaces to 120 for the building
- Proximity to Trinity Hospital's 7th Street campus just off John Deere Road with quick access to I-74 and I-280

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Revised 4/8/2020

20,000 SF Investment Property For Sale
3,485 SF Medical/Office Space For Lease
555 Valley View Dr, Moline, IL 61265

TheHawkeyeGroup.com



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FOR SALE
OR LEASE



Highly Visible Office/Retail Spaces

604-606-606B & 610 19th Street, Moline, IL 61265

TheHawkeyeGroup.com

Property Features

- **Sale Price: \$398,000**
 - Total Building SF: 4,526 SF
 - Parcels 08-8296 & 08-8297
- **Lease Price: \$10.00 PSF Gross**
 - Available SF for Lease:
 - 1,320 SF
 - 1,500 SF
- Lot Size: 25,031 SF
- Zoned: B-2
- Located on the corner of 19th Street and 6th Avenue/Route 92 one block from I-74 ramps
- Large parking area with room to expand to the contiguous green space parcel to the East side of the property

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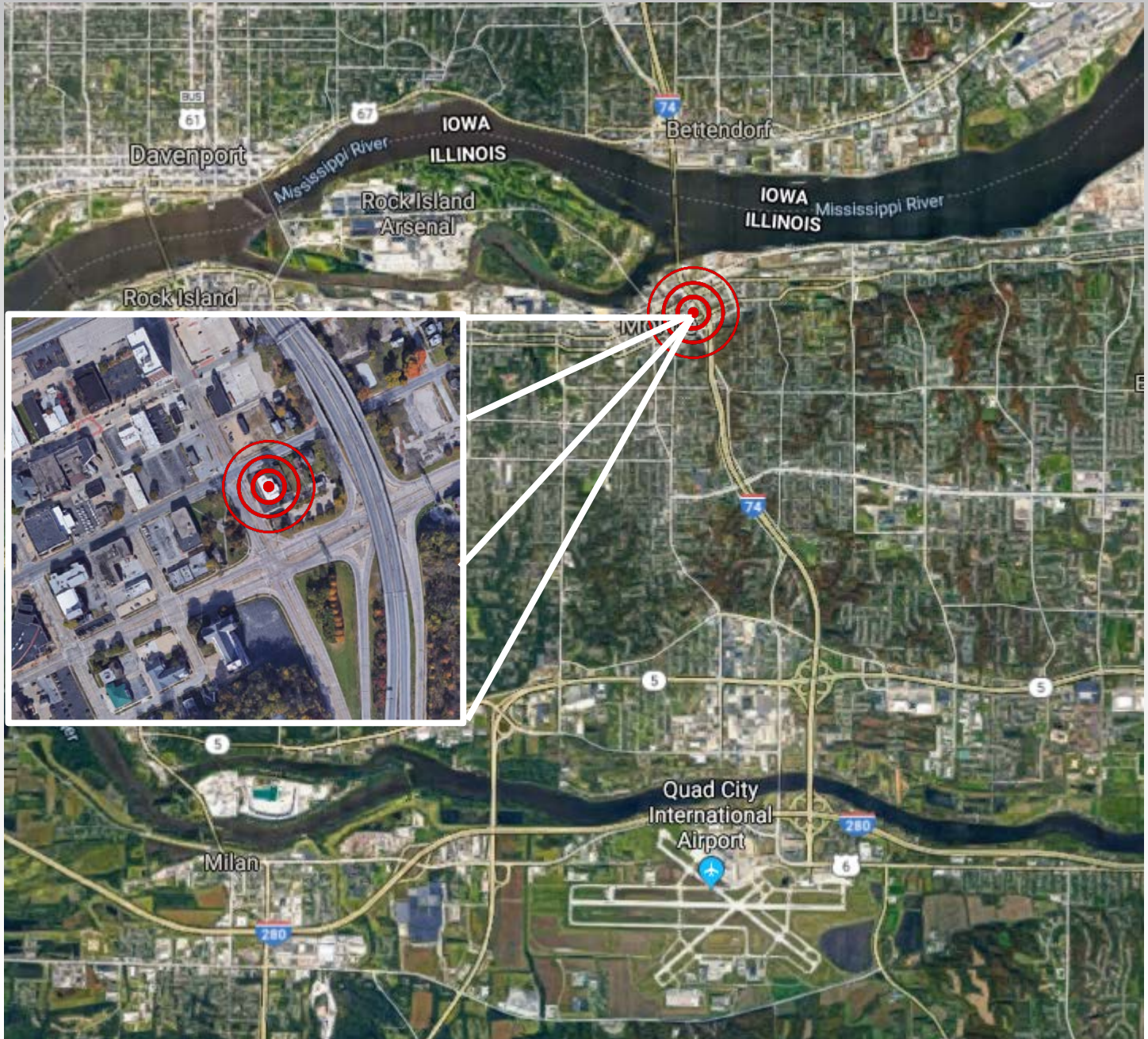
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Revised 11/15/2019

Highly Visible Office/Retail Spaces

604-606-606B-610 19th Street, Moline, IL 61265

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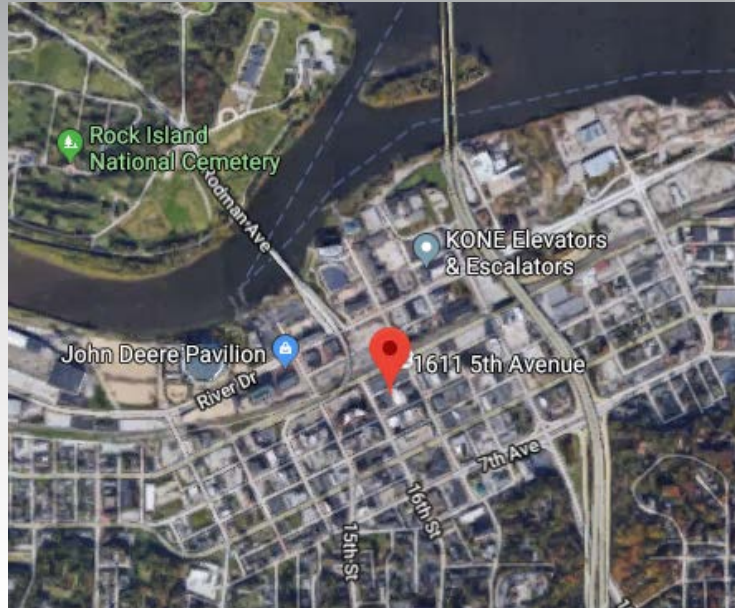
FOR SALE



Office/Retail Building

1611 5th Avenue, Moline, IL 61265

TheHawkeyeGroup.com



Property Features

- **Sale Price: \$499,000**
- Building Size: 12,000 SF
- Lot Size: 5,698 SF
- Zoned: B-2
- Well maintained property with parking available behind the building for \$30/month per spot
- Two floors with existing tenants and space available for lease or owner-occupied use
- Quick access to I-74

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Revised 10/3/2019

FOR SALE



6,490 SF Investment Building
2316-2320 16th Street, Moline, IL 61265

TheHawkeyeGroup.com



Property Features

- **Sale Price: \$149,500**
- Building total SF: 6,490 SF
- Sale includes building only
- Building offers multi-tenant & multi-use possibilities such as a neighborhood center, restaurant, or other uses.
- Recent improvements include membrane roof and tuck pointing
- Long term tenant The Wunder-Y occupies the building with month-to month lease
- Parcel #08-6713-A

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Revised 11/22/2019

FOR SALE



Investment Property - Fully Leased

3325-27 Avenue of the Cities, Moline, IL

TheHawkeyeGroup.com



Property Features

- 3,344 SF - Building
- 6,244 SF - Land
- Zoned: NC (Neighborhood Commercial District)
- Retail/Office building located in the heart of Moline with frontage on Avenue of the Cities. Paved asphalt parking lot for eight vehicles at north end of property.
- Great investment opportunity - Good cash flow
- Real Estate Taxes: \$4,674.12 (2018/2019)
- Sale Price: \$195,000.00

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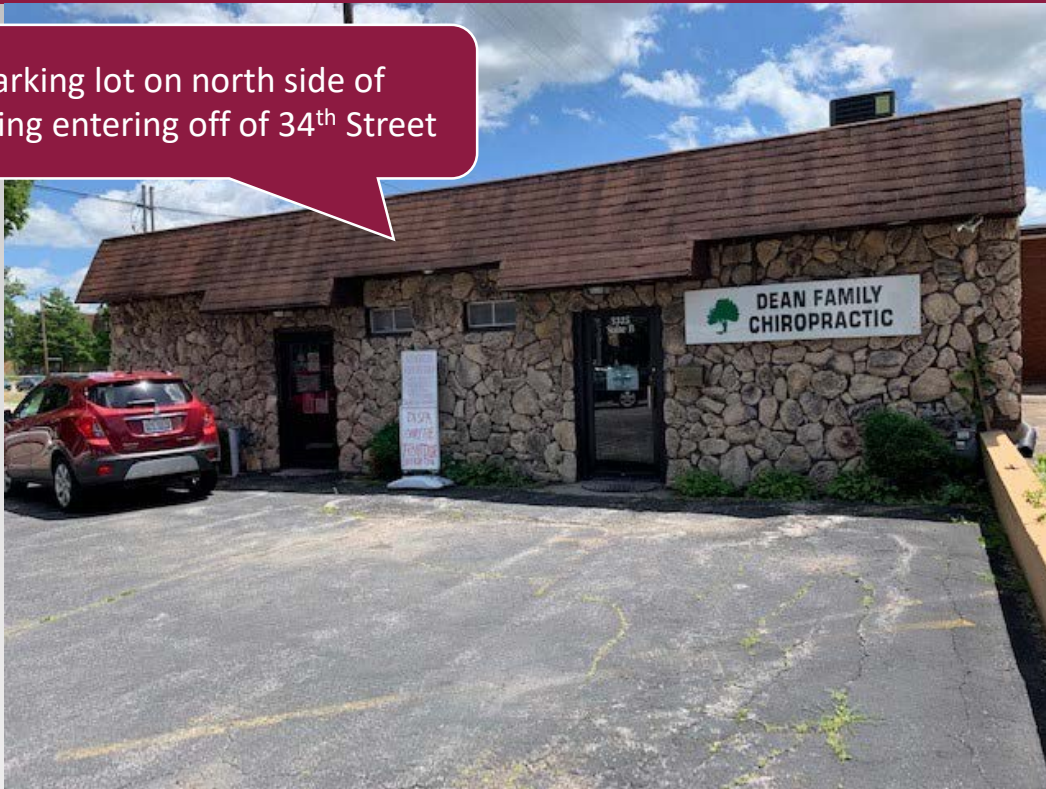
Revised 07/02/2019

Investment Property - Fully Leased

3325-27 Avenue of the Cities, Moline, IL 61265

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Parking lot on north side of building entering off of 34th Street



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FOR SALE



Investment Building Opportunity

405 3rd Street, Sherrard, IL 61281

TheHawkeyeGroup.com



Property Features

- **Sale Price: \$229,000**
- Lot Size: 16,250 SF
- Parcel # 06-06-04-308-012
- Zoned: Commercial
- Fully Occupied, multi-tenant building consisting of three commercial spaces, one 2-Bedroom apartment, and one Efficiency apartment
- Building is clean and well maintained
- Two longer term commercial leases in place all other tenants are leasing month-to-month

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Revised 11/22/2019

Investment Building Opportunity

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