

**FOR SALE**

**0 16<sup>TH</sup> STREET**

**MOLINE, IL 61265**



**PRICE**

- \$765,000

**AVAILABLE SPACE**

- 36,590 SF

**BUILDING FEATURES**

- TAXES: \$5,132.16 / 2024
- PRIME LOCATION - 0.84 ACRE PAD READY FOR DEVELOPMENT
- EXCELLENT VISIBILITY FROM JOHN DEERE ROAD, WITH 28,000 +/- VPD
- JUST OFF I-74 WITH GREAT INTERSTATE ACCESS
- USER RESTRICTIONS APPLY



**CONTACT US**



**Max Gellerman, CCIM**

563 676 2806

mgellerman@thehawkeyegroup.com

1850 E. 54<sup>th</sup> Street • Davenport, Iowa 52807 • Office: 563.344.4295 • [www.TheHawkeyeGroup.com](http://www.TheHawkeyeGroup.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. BROKERS ARE LICENSED IN IOWA & ILLINOIS