

FOR SALE



## Highly Visible Office/Retail Building

4820 - 4822 22<sup>nd</sup> Avenue, Moline, IL 61265

[TheHawkeyeGroup.com](http://TheHawkeyeGroup.com)



### Property Features

- **Sale Price: \$625,000** **Price Reduced \$575,000**
- Prime retail location along Avenue of the Cities
- 5,010 SF show room
- 1,590 SF storage and receiving area with overhead door
- 8,721 SF Total building size
- 15 private parking spots
- Pylon signage available
- Zoned B-3
- New roof in 2019
- 25,000 vehicles per day along Avenue of the Cities

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