

FOR SALE



## Commercial Redevelopment Prospect

501-503 Commercial St, Waterloo, IA 50701

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



### Property Features

- **Sale Price: \$950,000**
- Lot Size: 52,272 SF
- Great multi-use property with 84,912 SF on 3 floors comprised of offices to industrial space
- Zoned: C-3
- Parcel #8913-26-236-006
- Property Taxes: \$38,952 (2018/19)
- The New Waterloo group is working hard to revitalize the downtown district with incentives for qualified redevelopment projects

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	11,200	58,481	82,513
Households	4,389	24,281	34,689
Med HH Income	\$30,441	\$42,695	\$46,864
Avg HH Income	\$42,109	\$56,904	\$63,017

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**HAWKEYE**  
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