

FOR SALE
OR LEASE



Turn-key Restaurant Opportunity

2107 4th Avenue, Rock Island, IL 61201

TheHawkeyeGroup.com



Property Features

- Sale Price: \$279,900
- Gross Lease Price: \$3,500/mo
- Total Building SF: 5,160 SF
- Lot Size: 14,375 SF (.33 acres)
- Two story restaurant space plus basement area
- Main level was remodeled in 2015 including new electrical and plumbing, deck, water heater, second floor furnace, and added walk-in freezer
- Zoned: B-3 (Community Business District)
- Great access to Centennial Bridge and IL Route 92/Centennial Expressway

Shawn Stuenkel | 309.368.3419

ssstuenkel@TheHawkeyeGroup.com

David Gellerman | 563.505.6254

dggellerman@TheHawkeyeGroup.com

Jim Tansey, CCIM | 563.349.3030

jtansy@TheHawkeyeGroup.com



HAWKEYE
COMMERCIAL REAL ESTATE

1850 E. 53rd Street, Suite #1 • Davenport, Iowa 52807 • Office: 563.344.4295 • www.TheHawkeyeGroup.com

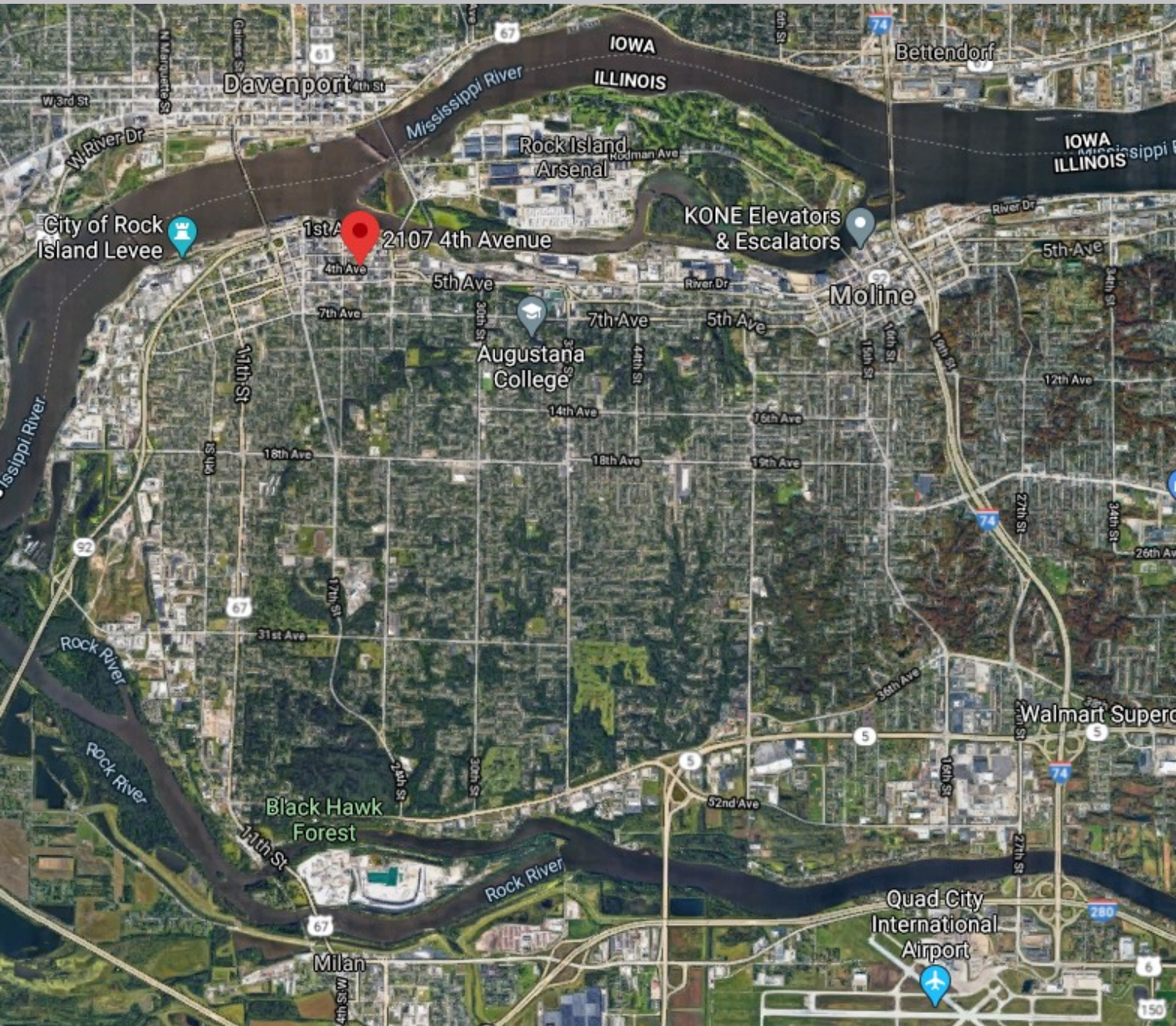
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