

804 S Capitol St
804 S Capitol St | Iowa City, IA | US | Johnson County
Available SF: 5,200 | Sale Price: \$1,000,000



Building Type:	Industrial
Available SF:	5,200
Total SF:	5,200
Zoning:	CI-1
Year Built:	1940
Sale Price:	\$1,000,000
Last Updated:	Jul 14, 2025

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

This warehouse is 5,200 feet and it sits on 9,583 SF (0.22 acres m/l) of CI-1 zoned land. It abuts a building and parcel under different ownership at 850 Capital that is on the market for \$7,000,000 and the two contiguous parcels could be purchased together representing over a half block of development land in the Riverfront Crossing District. This area is close to downtown and the University of Iowa offering an ideal location for higher density mid-rise multifamily development. More information on the Riverfront Crossings development plan is available on the City of Iowa City website: <https://www.icgov.org/government/advanced-components/misc-pages/search?q=riverfront%20crossings>. If a buyer elected to buy both sites, they would have the site outlined in red on the cover photo (subject property) as well as the site outlined in blue on the cover photo (850 Capital Street) right at the NEC of Capitol and Benton Streets. The value of this offering is in the land for future development and the pricing compares well with other parcels that have been developed and are under development near this site and in the Riverfront Crossing district.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

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