

Parcel Water Street  
2142 Water Street | Muscatine, IA | US | Muscatine County  
Available SF: 45,000 | Sale Price: \$775,000



Building Type:	Commercial
Available SF:	45,000
Zoning:	Industrial-Light
Site Size:	3.35 Acres
Within City Limits:	No
Sale Price:	\$775,000
Last Updated:	Dec 24, 2023

Realtor/Owner Contact

David Armstrong  
RE/MAX Professionals  
(563) 299-8596

Property and Area Description

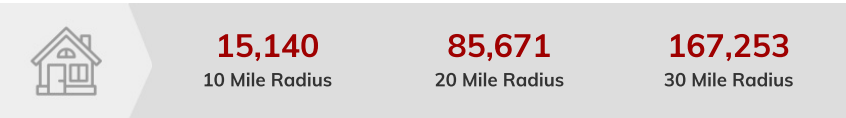
3.71 acres with 350 x 100 building (45,000 sq ft). Building has 8" cement floor with 3/4" rebar on 2 foot centers. Located next to train tracks, and near Mississippi River. Currently used as boat storage, marina and repair shop, but could have many uses. This is currently a part of The Lighthouse bar/restaurant/marina operations, and could be included with purchase of adjoining property. There is also a lot of equipment included with this sale, including but not limited to: Cat telescopic fork lift (8 ton with 41 foot reach), Clark 4 yard loader, Hydraulic trailer for moving big boats (15 ton, Hawk Heavy Hauler), some shop tools for boat repair, 2 zero turn John Deere mowers, driving range screens, 3 go carts, storage racks, camper, and more. Can be purchased with adjoining iconic bar/restaurant, house and harbor, see 2142 Water Street listing. Property could be redeveloped for other uses, including possibly river view condos.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: Unknown  
Rail Served By: Unknown  
Rail Accessible: Unknown  
Rail Infrastructure in Place: Unknown

## Property Images



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