



Building Type:	Office
Available SF:	39,000
Total SF:	39,000
Number of Stories:	4
Expandable:	No
Zoning:	Business District
Site Size:	0.41 Acres
Year Built:	1900
Specialty Features:	None
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Masonry
Floor Type:	Concrete-Reinforced
Sale Price Note:	Sale or Lease
Lease Rate:	\$14
Lease Terms:	Gross
Lease Rate Note:	\$14-16 PSF, will consider sale offers
Last Updated:	Nov 20, 2024

Economic Development Contact

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Realtor/Owner Contact

Michael Fox
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Property and Area Description

Prominent 4-story building in the heart of downtown Council Bluffs. Fit for Life located on the first floor. Full floor opportunity. Parking lot to the north. Flexible suite sizes. Owner would consider selling the property. Tenant pays utilities and janitorial only. Located in the heart of Council Bluffs.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: US Hwy 6 (0.00 mi.)
Nearest Interstate: I-80 & I-29 (2.20 mi.)
Nearest Airport: Council Bluffs Municipal (5.30 mi.)
Nearest Commercial Airport: Omaha Eppley Airfield (7.40 mi.)
Rail Served: No
Rail Served By: Other
Rail Infrastructure in Place: No

Utilities

Electric: MidAmerican Energy Company
Natural Gas: Black Hills Energy
Water: Council Bluffs Water Works
Sewer: City of Council Bluffs