

1751 Madison Avenue
1751 Madison Avenue | Council Bluffs, IA | US | Pottawattamie County
Available SF: 92,530 | Sale Price: \$3,900,000



Building Type:	Office, Commercial, Other, Retail, Unknown
Available SF:	92,530
Total SF:	95,355
Number of Stories:	1
Expandable:	Unknown
Zoning:	Commercial
Site Size:	6.44 acres Acres
Year Built:	1986
Former Use:	School (previously Target)
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Unknown
Sale Price:	\$3,900,000
Last Updated:	Nov 20, 2024

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

Currently owned and operated by Council Bluffs Community School District. Floor plans with layout showing 95,355 total square feet. Property has paved parking lot with 50+ parking stalls. Parking lot plan included in specs. Property sits on 6.44 Acres M/L. Property will be sold as is with no warranties. Desired location just off the I-80 Madison Avenue Exit. Will be located next to the new Menards building. Anchor businesses' in the area include but not Limited to Menards, Hy-Vee, McDonalds, Bucky's, Planet Fitness, US Postal Service and many more. 2 Door: O.H. Door w/Seal - Manual, 7 Ft Wide, 9 Ft High 2 Dock Leveler: 6' x 6' Dock Size, Notice required for showings, List agent must accompany.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Interstate: I-80 (.25 miles mi.)
Nearest Airport: Council Bluffs Municipal Airport (4.6 miles mi.)
Nearest Commercial Airport: Eppley Airfield (OMA) (10.2 mi.)
Rail Served: No
Rail Served By: Unknown
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Natural Gas: Black Hills Energy
Water: Council Bluffs Water Works