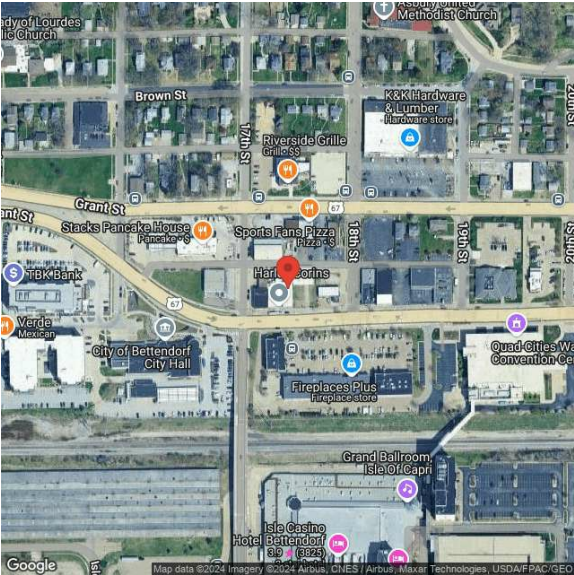


1716 STATE Street, Bettendorf

1716 State St | Bettendorf, IA | US | Scott County
Available Acres: 0.33 | Sale Price: \$499,000



Zoning:	
Sale Price:	\$499,000
Last Updated:	May 2, 2025

Economic Development Contact

Jeff Reiter
City of Bettendorf
1609 State Street
Bettendorf, Iowa 52722
(563) 344-4060 | jreiter@bettendorf.org

Realtor/Owner Contact

Andy Doyle

Property and Area Description

Two parcels of ground ready for user or redevelopment and must be purchased together with address of 1716 & 1720 State Street. Former apartments above Bulldog Arms are dated and not occupied since the 1960's, but in decent shape for their age. Former Hans Autobody has 3 overhead doors and endless opportunities. Properties are in a SSMID and there may be city funds for facade and redevelopment. Tenant in possession, will be relocating and please be considerate and schedule showings in advance. Seller reserves the exterior pylon sign and frame alignment rack in the body shop. Bar and back bar are the possession of the Tenant. Adjacent property is 1708 State Street and also listed for sale. Buyer to verify property boundaries related to fencing due to long standing common ownership of parcels.

Population

	290,072 10 Mile Radius	345,047 20 Mile Radius	440,302 30 Mile Radius
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Source: ESRI®, 2024

Households

	121,908 10 Mile Radius	144,251 20 Mile Radius	183,968 30 Mile Radius
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Source: ESRI®, 2024

Transportation

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

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| jreiter@bettendorf.org