

**FOR SALE**

**4820-4822 22<sup>ND</sup> AVENUE**

MOLINE, IL 61265



**PRICE**

- \$495,000

**AVAILABLE SPACE**

- 6,600 SF

**BUILDING FEATURES**

- 6,600 SF AVAILABLE IN AN 8,721 SF TWO TENANT BUILDING
- VACANT SPACE INCLUDES
  - +/- 5,000 SF SHOWROOM FLOOR
  - +/- 1,600 SF SHIPPING, RECEIVING & STORAGE AREA
- WELL ESTABLISHED ACCOUNTING FIRM WITH 5 PRIVATE OFFICE OCCUPY THE REST OF THE BUILDING
- AMPLE OFF-STREET PARKING
- TWO PYLON SIGNS - ONE PROVIDING ADDITIONAL REVENUE STREAM
- FLEXIBLE B-3 ZONING OFFERS MANY BUSINESS OPPORTUNITIES



**CONTACT US**



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Tenant Occupied Unit





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