

**FOR SALE**

**612 35<sup>TH</sup> AVENUE**

MOLINE, IL 61265

**PRICE**

- \$900,000

**AVAILABLE SPACE**

- 6,225 SF

**BUILDING FEATURES**

- GENESIS HEALTH SYSTEMS IS THE CURRENT TENANT
- ENDOCRINOLOGY PRACTICE
- MAIN FLOOR AND LOWER LEVEL ALL FINISHED SPACE
- RECEPTION AREA, WAITING ROOM, EXAM ROOMS, COUNSELING ROOMS AND LAB.
- "NEW" FIVE-YEAR LEASE AT \$19.25/SF/NNN. FIRST YEAR NOI OF \$120,283.65



**CONTACT US**



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