

# For Sale

949 Mississippi View Court  
LeClaire, Iowa



## Property Summary

Former financial institution site in historic LeClaire, Iowa. Situated above the mighty Mississippi with views that are unending and around multiple traffic generating retailers. Nearly a fully built out commercial area offers this unique opportunity to acquire a very well located and maintained property.



**Exclusively Offered  
For Sale: \$950,000**

### Contact:

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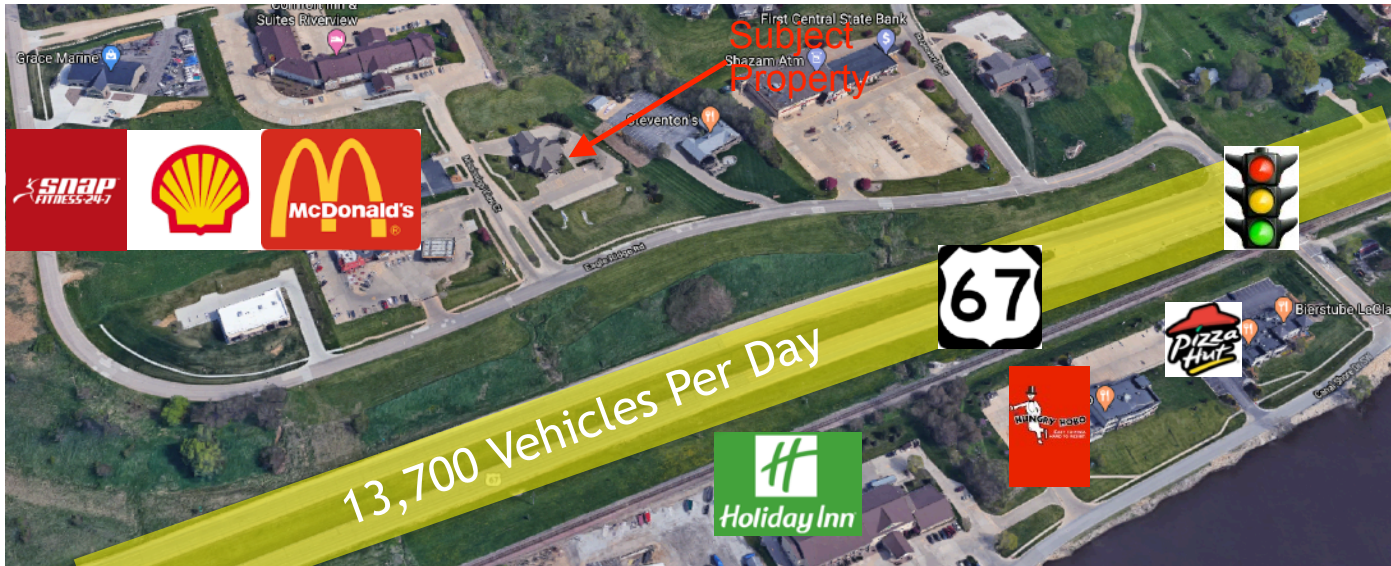
Davenport, IA 52801

**[www.QCIowaRealty.com](http://www.QCIowaRealty.com)**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.



# PROPERTY OVERVIEW



Property Boundaries Approximated This Is Not A Survey

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**Results. Service.  
Relationships.**

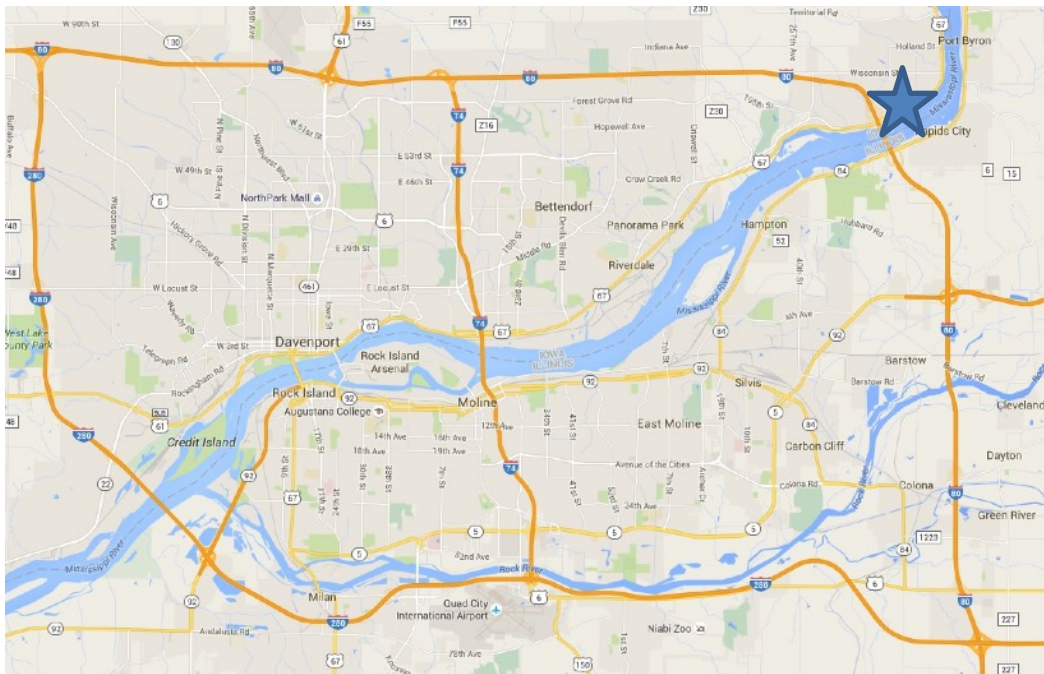
**QClowARealty**  
INDEPENDENTLY OWNED AND OPERATED



# Salient Data

- Total Building Finished Area +/- 4,618 SF
- Main Level: +/-2,584 SF
- Lower Level: +/- 1,200 SF (to be verified)
- 1.49 Acres of Land
- Elevator Served Lower Level
- Brick Exterior
- Year Built: 2007
- 3 Drive Thru lanes (including ATM)
- Pylon Sign
- Assessed Value \$1,141,340
- \$34,932.27 Annual Real Estate Taxes 2018/19
- Zoned P/C - 3
- Lower Level Fire Sprinkler System
- ATM Available
- Other Equipment Available
- Scott County Tax Parcel ID 850339401

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