

1398 Central Ave

Dubuque, Iowa

Premier
Opportunity



49,000 SF

For Sale

\$3,300,000

Parcel Sizes

6 Parcels

Building is approximately 49,000 SF

Includes 148 parking spaces + storage garage

Building Advantages

- Meticulously maintained, high quality opportunity
- Move-in ready office space or redevelopment project
- Ornate elements throughout
- Mason and marble details
- Generous ceiling heights
- Passenger elevators (3)
- Original bank vaults
- Sale includes most existing furniture
- Second floor remodeled in 2019

Site Advantages

- Located in heart of downtown Dubuque along a major thoroughfare
- Extensive zoning uses



Nancy Kann

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04/18/23

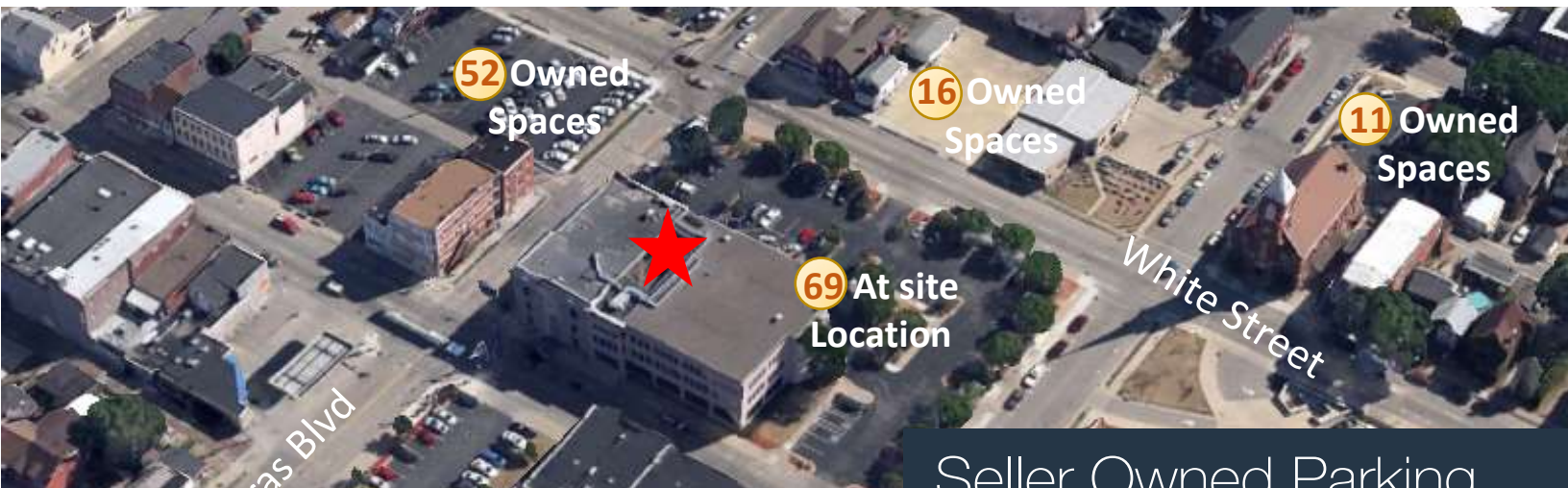
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2nd Floor



Seller Owned Parking



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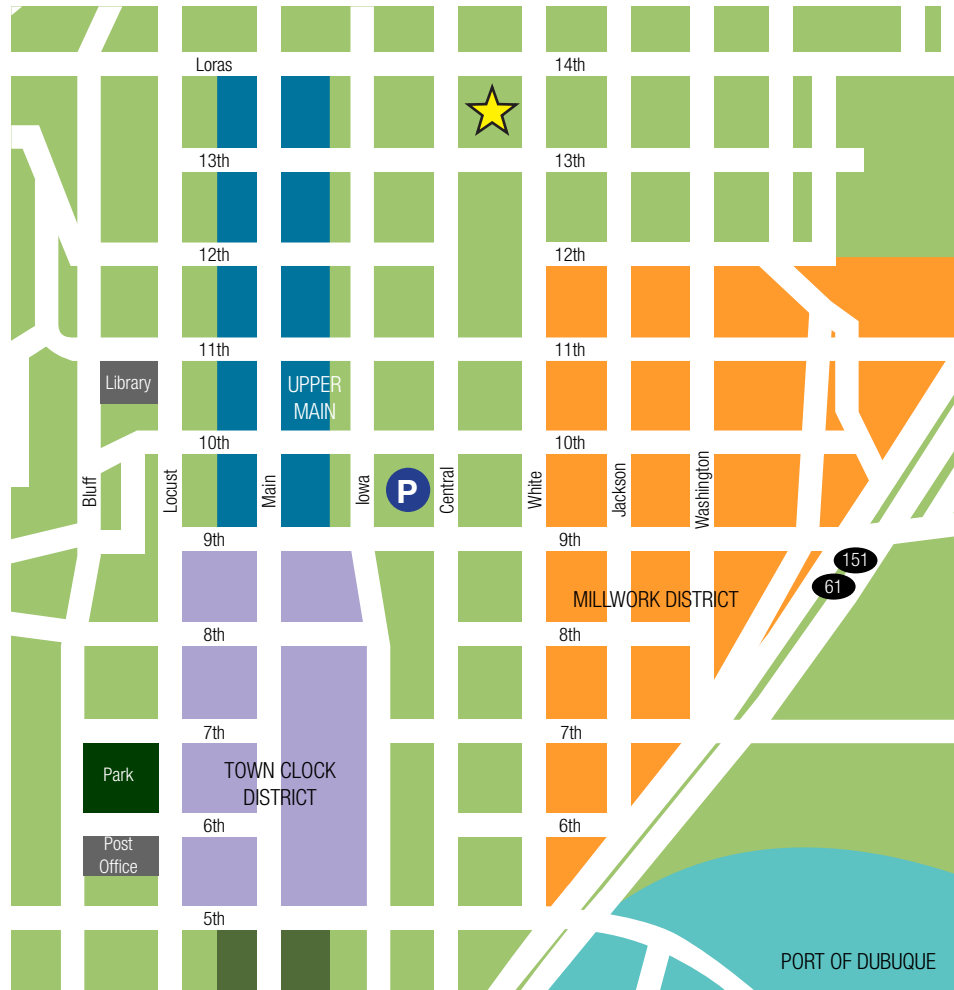
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Site Features

- Located in Dubuque's vibrant downtown, a core commercial corridor minutes from major highways.
- Convenient location in a high-energy downtown with multiple attractions including:
 - Art & music festivals
 - Farmer's Market
 - Town Clock Plaza
 - Theater
 - Food trucks
 - Multiple dining options
 - Several coffee shops
 - Library
 - Post office
 - Social service agencies
 - County Courthouse
 - Parks and green space
 - School
 - Downtown living
 - and more



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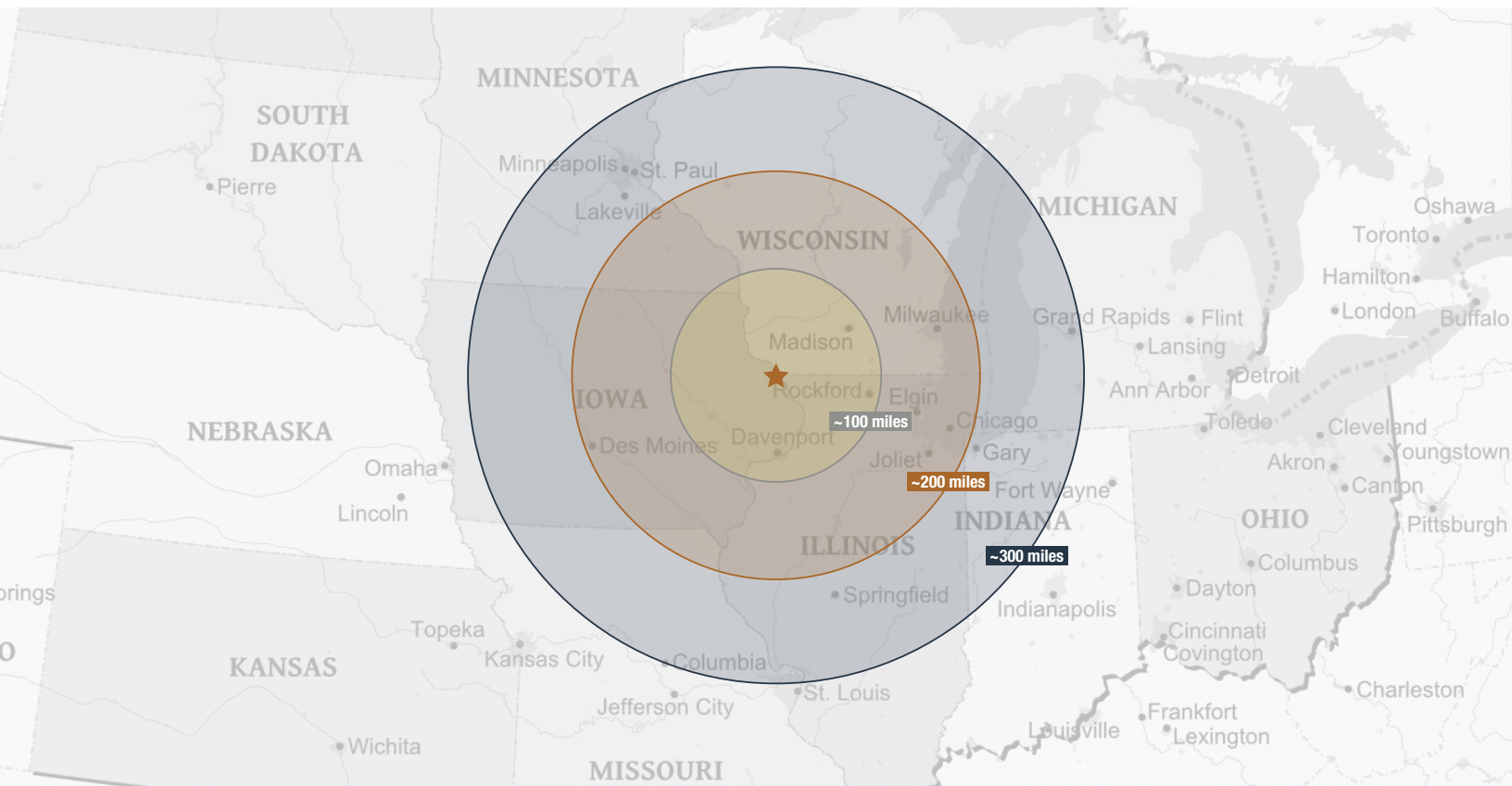
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Drive Times to Nearby Cities

Omaha
Nebraska
5 hours

Kansas City
Missouri
6 hours

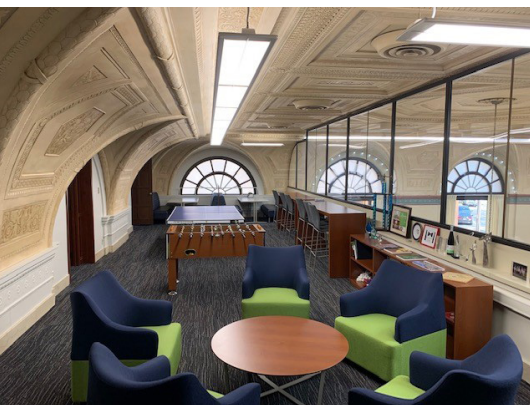
Des Moines
Iowa
3 hours

Minneapolis
Minnesota
4.5 hours

Chicago
Illinois
3.5 hours

St. Louis
Missouri
5 hours

Indianapolis
Indiana
5.75 hours



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