

**Pebble Creek Golf Course
Maintenance Building Property
408 35th Street SW, Le Claire, IA 52753
Scott County, IA
1.45 Tax Acres**



Listed with East Iowa Real Estate

Chuck Schwager, Broker



EAST IOWA REAL ESTATE
125 S. 2nd St. Maquoketa, IA 52060
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PROPERTY INFORMATION PAGE

Owner: Pebble Creek Links, LLC

Address: 408 35th St. SW, Forest Grove Road, Le Claire, IA 52753 Asking Price: \$300,000

TYPE OF PROPERTY: Maintenance facility for the Pebble Creek Golf Course.

DIMENSIONS: 50 X 100, 15 feet sidewalls, 2 Overhead doors 12 x 12.

HEAT: In floor natural gas fired burner.

AC: In office /kitchen/bath area.

POSSESSION DATE: At legal closing or as agreed.

TAX ACRES: 1.45

ASSESSED VALUE: \$277,300

NET TAXES: \$3226

ROAD TYPE: Pavement

LOT: Gravel

ZONING: Planned Development/R-2

COMMENTS: Now available for purchase is the Pebble Creek Golf Course maintenance building on 1.45 acres. This property is available with the purchase of the Pebble Creek Golf Course and is currently utilized to store and maintain the equipment for the golf course. It includes an office, bathroom and kitchen area for the maintenance staff. There may be a potential to develop 3 or more residential lots on the parcel subject to proper zoning changes. This property cannot be sold prior to the golf course, and sold only if the buyer for the golf course property doesn't want to purchase this property. The property is located in an upscale neighborhood with very nice homes surrounding the golf course.

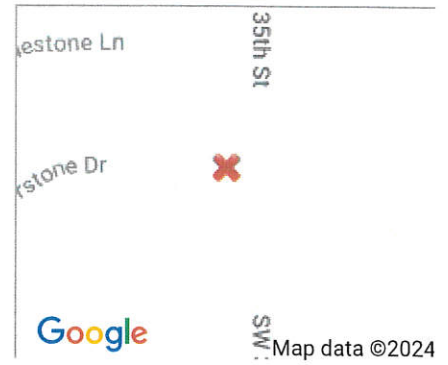
For more information please call Chuck Schwager at East Iowa Real Estate, 563-599-4277.

VERIFICATION OF DATA PROVIDED SHALL BE RESPONSIBILITY OF BUYER
ALL INFORMATION PROVIDED ALTHOUGH BELIEVED TO BE ACCURATE, IS NOT GUARANTEED BY THE LISTING OFFICE

LISTING DETAIL



MLS # **148749**
 Status **ACTIVE**
 Type **COMMERCIAL**
 Address **408 SW 35th Street**
 City **Le Claire**
 State **IA**
 Zip **52753**
 Area **SOUTH**
 Class **COMMERCIAL/INDUSTRIAL**
 Asking Price **\$300,000**
 COUNTY **Scott**



GENERAL

Total # of Bath Areas **1.00**
 Year Built **2004**

Lot Size **63,162 Square Feet**
 Zoning
 Parcel ID # **850417748**
 DBA
 Year Purchased
 Subdivision/Legal

Income Rents
 Income Sales
 Income Other
 Total Income
 Expenses Insurance
 Expenses Taxes
 Expenses Utilities
 Expenses Other
 Total Expenses
 Net Income

Price per Square Foot

FEATURES

COMMERCIAL STYLE **One Story**
 EXTERIOR FINISH **Metal**
 RAISED DOCKS **None**
 GROUND LINE DOORS **Two**
 ROOF **Metal**
 BASEMENT **None**
 FOUNDATION **Pour**

ELECTRIC SERVICE **200 Amps**
 ELECTRIC **Other**
 FUEL TYPE **Gas**
 HEATING **Forced Air**
 COOLING **None**
 GAS **Natural Gas**
 WATER **Public**
 SEWER **Public**

FLOORING **Concrete**
 EXTRAS **Other**
 PARKING SURFACE **Gravel**
 TERMS **Cash, Financed, Exchange**

REMARKS

Financing Remarks This property is currently being utilized as the maintenance facility for the Pebble Creek Golf Course which is listed for sale as another listing. There is a 50x100 maintenance shed with an office, bathroom and space for equipment and machinery. This property includes land to the north of the building that could possibly be rezoned for residential lots.



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All information is from sources deemed to be accurate but is not warranted. Buyers and sellers are advised to personally verify all information given on this listing as some may be estimated. Neither brokers nor sellers are responsible for inaccuracies in this information. The listing Broker's offer of compensation is made only to participants of the ECIMLS.

50 x 100 Maintenance Building on 1.45 Acres



Maintenance Building Interior

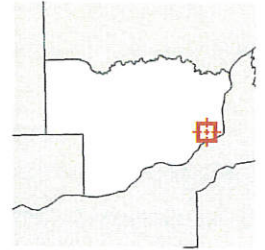




Scott County / City of Davenport, Iowa



Overview



Legend

- Political Township
- Corporate Limits
- County Boundary
- Railroad**
- All Roads**
- Interstate
- US Highway
- State Highway
- County Route
- Major road
- Local roads
- Ramp
- Alleyway/Access Road
- Bike/Pedestrian Trail
- Driveway
- Rights of Way
- Major Rivers and Streams**
- River Centerline
- River Boundary
- Major Stream
- Minor Streams, Other**
- Minor Stream
- Small Lake/Pond
- Drainageways, etc
- Island
- Major Rivers and Lakes**
- Lake
- Major Stream
- River
- Minor Lakes and Ponds
- Parcels
- ♦ Parcel Point

CITY OF LeCLAIRE ZONING DISTRICTS

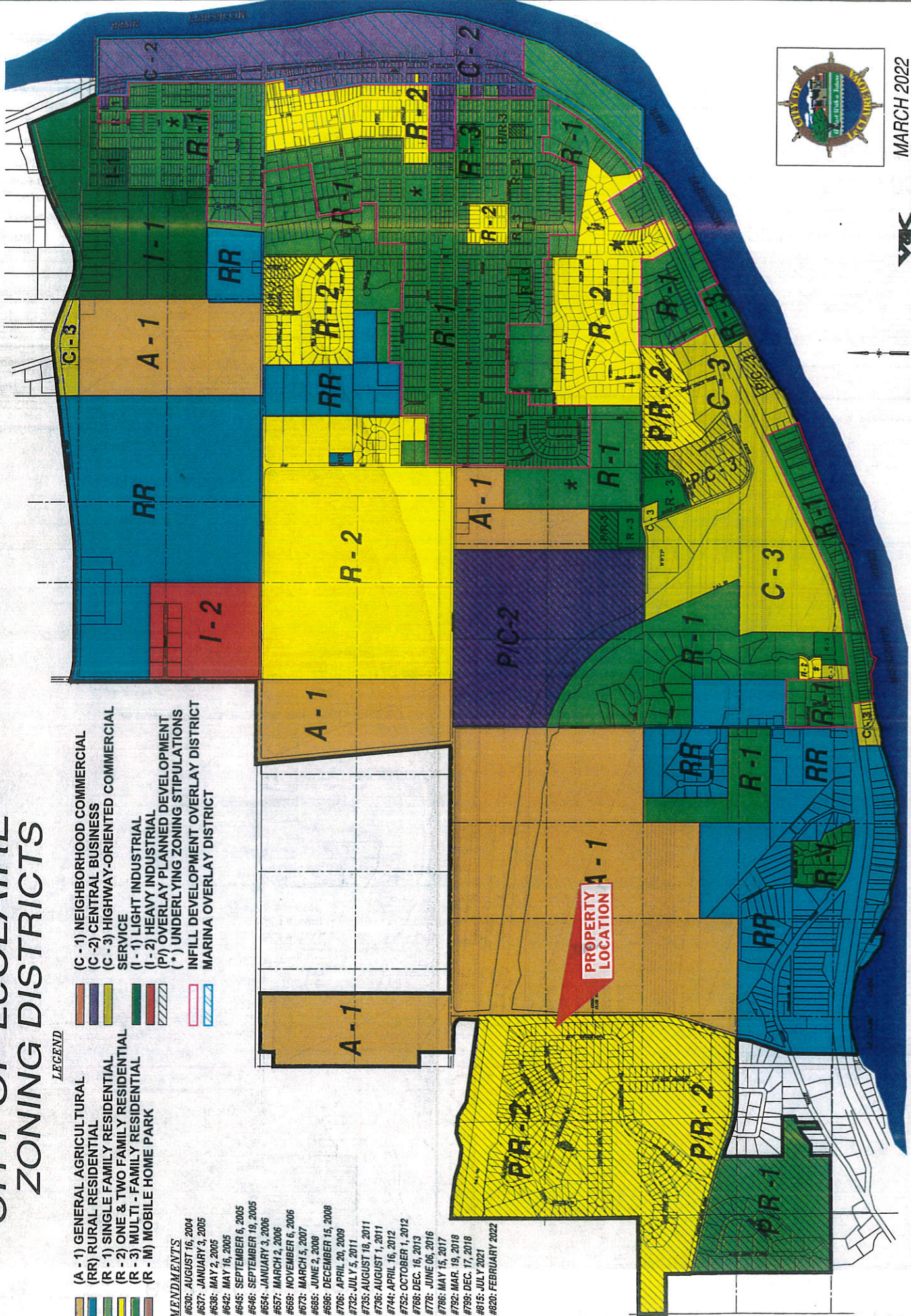
LEGEND

- (A - 1) GENERAL AGRICULTURAL
- (RR) RURAL RESIDENTIAL
- (R - 1) SINGLE FAMILY RESIDENTIAL
- (R - 2) ONE & TWO FAMILY RESIDENTIAL
- (R - 3) MULTI - FAMILY RESIDENTIAL
- (R - M) MOBILE HOME PARK

- (C - 1) NEIGHBORHOOD COMMERCIAL
- (C - 2) CENTRAL BUSINESS SERVICE
- (C - 3) HIGHWAY-ORIENTED COMMERCIAL
- (I - 1) LIGHT INDUSTRIAL
- (I - 2) HEAVY INDUSTRIAL
- (P) OVERLAY PLANNED DEVELOPMENT
- (*) UNDERLYING ZONING STIPULATIONS
- INFILL DEVELOPMENT OVERLAY DISTRICT
- MARINA OVERLAY DISTRICT

AMENDMENTS

- ORD. #630: AUGUST 16, 2004
- ORD. #637: JANUARY 3, 2005
- ORD. #638: MAY 2, 2005
- ORD. #642: MAY 16, 2005
- ORD. #645: SEPTEMBER 6, 2005
- ORD. #646: SEPTEMBER 19, 2005
- ORD. #654: JANUARY 3, 2006
- ORD. #657: MARCH 2, 2006
- ORD. #659: NOVEMBER 6, 2006
- ORD. #673: MARCH 5, 2007
- ORD. #685: JUNE 2, 2008
- ORD. #686: DECEMBER 15, 2008
- ORD. #706: APRIL 20, 2009
- ORD. #732: JULY 5, 2011
- ORD. #735: AUGUST 18, 2011
- ORD. #736: AUGUST 1, 2011
- ORD. #744: APRIL 16, 2012
- ORD. #752: OCTOBER 1, 2012
- ORD. #766: DEC. 16, 2013
- ORD. #776: JUNE 06, 2016
- ORD. #786: MAY 15, 2017
- ORD. #792: MAR. 19, 2018
- ORD. #795: DEC. 17, 2018
- ORD. #915: JULY 2021
- ORD. #920: FEBRUARY 2022



MARCH 2022

