

## Historic Building in Enterprise Zone and TIF District

Status:	Active
Type:	Apartments, Historic Buildings
Lot Size):	0.92 Acres
Location:	Rock Island, Illinois - Rock Island County
Price:	<b>\$1,150,000.00</b>
Zoning:	B-3, allows for multi family units on floors 2-4. In the process of obtaining a variance to allow for residential use in the basement and 1st floors.
Product:	Family or Senior
Divisible:	



### Listing Overview

Former YMCA Historic Building in downtown Rock Island, with over 50,000 square feet of livable space. The building lies in an Enterprise Zone, a TIF District, and has 10-year ownership. There is an adjacent parking lot that is included in the sale of the property. Conveniently located with 1 mile of nearby amenities such as public parks, grocery stores, medical facilities, and public schools.

### Listing Images



### Walk Score™

### File Attachments

Rock Island Map	<a href="#">(Download File)</a>
Rock Island FEMA Map	<a href="#">(Download File)</a>
Rock Island Building Permit Fees	<a href="#">(Download File)</a>
Rock Island TIF Map	<a href="#">(Download File)</a>
Rock Island Zoning Map	<a href="#">(Download File)</a>
Rock Island Utility Allowances	<a href="#">(Download File)</a>
Rock Island Ward Map	<a href="#">(Download File)</a>
Rock Island Enterprise Zone Map	<a href="#">(Download File)</a>
Rock Island Tax Calculation	<a href="#">(Download File)</a>

### Site Location

**Address:**  
500 20th Street  
20th Street and 5th Avenue  
Rock Island, Illinois 61201

**County:**  
Rock Island

**Zoning:**  
B-3, allows for multi family units on floors 2-4. In the process of obtaining a variance to allow for residential use in the basement and 1st floors.

**DMA:**  
Davenport, IA- Rock Island- Moline

**Population:**  
38,442

### Listing Details

[Click here for demographic report](#)

**\$/Acre:**  
\$1,250,000.00

**\$/SqFt:**  
\$28.70

**Fees:**

**Water Tap Fee:**

Mains are already existing, total cost depends on the total number of units.

**Sewer Tap Fee:**

Mains are already existing, total cost depends on the total number of units.

**Building Permit Fees:**

See Attached

**Tax Calculation:**

See Attached

**Incentives:**

Enterprise Zone and TIF District

**Surrounding Uses:**

Retail, Commercial, and Office

## Contacts

**Governing Municipality:**

City of Rock Island

**Municipal Contact:**

Mayor Mark Schwiebert  
1528 3rd Avenue  
Rock Island, Illinois 61201  
Telephone: (309) 732-2012  
Fax: (309) 732-2055  
E-mail: [executivemail@rigov.org](mailto:executivemail@rigov.org)

**Planning Contact:**

Alan Carmen  
1528 3rd Avenue  
Rock Island, Illinois 61201  
Telephone: (309) 732-2900  
Fax: (309) 732-2930  
E-mail: [cedmail@rigov.org](mailto:cedmail@rigov.org)

**Economic Development Contact:**

Greg Champagne  
Community and Economic Development Director  
1528 3rd Avenue  
Rock Island, Illinois 61201  
Telephone: (309) 732-2920  
Fax: (309) 732-2930  
E-mail: [cedmail@rigov.org](mailto:cedmail@rigov.org)

**Engineering Contact:**

1309 Mill Street  
Rock Island, Illinois 61201  
Telephone: (309) 732-2200  
Fax: (309) 732-2380  
E-mail: [pubworksmail@rigov.org](mailto:pubworksmail@rigov.org)

**Governing Municipality Web Site:**

<http://www.rigov.org/index.html>

**Local Housing Authority Web Site:**

<http://www.riha4rent.org/>

**State Housing Authority Web Site:**

<http://www.ihda.org/>



All information on this website is from sources deemed reliable. QCTsites.com makes no representation or warranty as to accuracy or completeness of any information appearing on or through this site. All properties are subject to, without limitation, errors, omissions, change of price, prior sale, or withdrawal without notice.