

474 Bluff Street

Dubuque, Iowa 52001 · Parcel 1025214002

FOR SALE BY OWNER

Built 1843 · Solid Brick



2,680

SQ FT GBA

1,216

SQ FT BASEMENT

4

PARKING SPACES

3,693

SQ FT LOT

\$2,526

ANNUAL TAXES

THE PROPERTY

An 1843 two-story, solid-brick storefront on Bluff Street, long home to a retail gift shop. Street-level retail rooms with track lighting, a full basement, and a second floor suited to office, studio, or additional retail — 1840s character intact.

HIGHLIGHTS

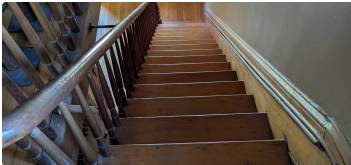
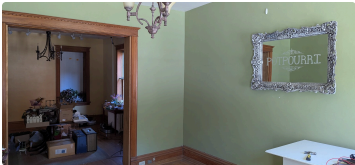
- ◆ Leaded- and stained-glass double entry doors with transom and sidelights
- ◆ Original hardwood floors, wood trim, and turned-baluster staircase
- ◆ Tall double-hung windows; columned front portico on Bluff St
- ◆ 4 Mitsubishi mini-splits for heating and A/C, plus original hot-water radiant heat
- ◆ Four off-street parking spaces behind the building
- ◆ Rear addition and covered wood deck
- ◆ Walkable to downtown and the Cable Car Square area

BUILDING

Main structure	2-story, 8" solid brick
Floor area	1,216 SF per floor
Rear addition	248 SF, 1-story frame
Basement	1,216 SF
Mezzanine storage	368 SF
Heat & A/C	4 Mitsubishi mini-splits
Plumbing	1 WC · 1 lav · 2 kitchen sinks

LAND & TAX

Lot	0.09 ac (3,693 SF)
Parking	4 off-street spaces (rear)
Legal	N ½ of City Lot 135
Net taxes (pay 2026–27)	\$2,526
School district	Dubuque Community



OFFERED BY OWNER
Brian & Julie Clark

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SCAN FOR
PHOTOS &
DETAILS

