

Washington Court

1798 WASHINGTON STREET | DUBUQUE, IOWA

A sustainable and livable community where residents can walk, bike, or take advantage of public transportation.



A SPACE TO LIVE



BUSINESSES LOCATED WITHIN WALKING DISTANCE:

- Crescent Community Health Center
- Eagle Country Market
- Project Concern
- MercyOne Pharmacy
- Walgreens

BUILDING FEATURES & AMENITIES:

- 36 apartments
 - 24 one-bedroom units; Average size 800 sq. ft.
 - 12 two-bedroom units; Average size 1100 sq. ft.
- Completely restored building
- Secure entrance
- Coin operated laundry on every floor
- Energy efficient
- Large windows
- Off street parking
- Central A/C
- Stove
- Fridge
- Garbage disposal
- Dishwasher



For more information, please contact us at
563.557.7010 or via email at
info@gronen.com.
Gronen Properties LLC
Licensed in Iowa



EQUITABLE | VIABLE | LIVABLE

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RENTAL RATES: (effective 7/1/26)

Please review the guidelines below to see the different maximum income guidelines for each percentage bracket.

1 Bedroom Apartment: \$695/mo

2 Bedroom Apartment: \$795/mo

SECURITY DEPOSIT:

Equal to 1st month's rent*

*Contingent on tenant selection plan

RENT INCLUDES:

- Water
- Sewage
- Garbage
- One Off-Street Parking Space

RESIDENT RESPONSIBLE FOR:

- Gas
- Electric
- Cable/Internet/Phone Options

AFFORDABLE HOUSING MINIMUM/MAXIMUM GROSS INCOME GUIDELINES:

Based on household combined gross income, includes employment, child support, social security, pensions, and interest/dividend income.

Effective 5/12/2026—(Changes Annually)

	1 person	2 person	3 person	4 person
Maximum Gross Income Limit Allowable	\$44,880.00	\$51,300.00	\$57,720.00	\$64,080.00

	1 BR	2 BR
Minimum Gross Income Affordability Requirement	\$23,940.00	\$27,540.00



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