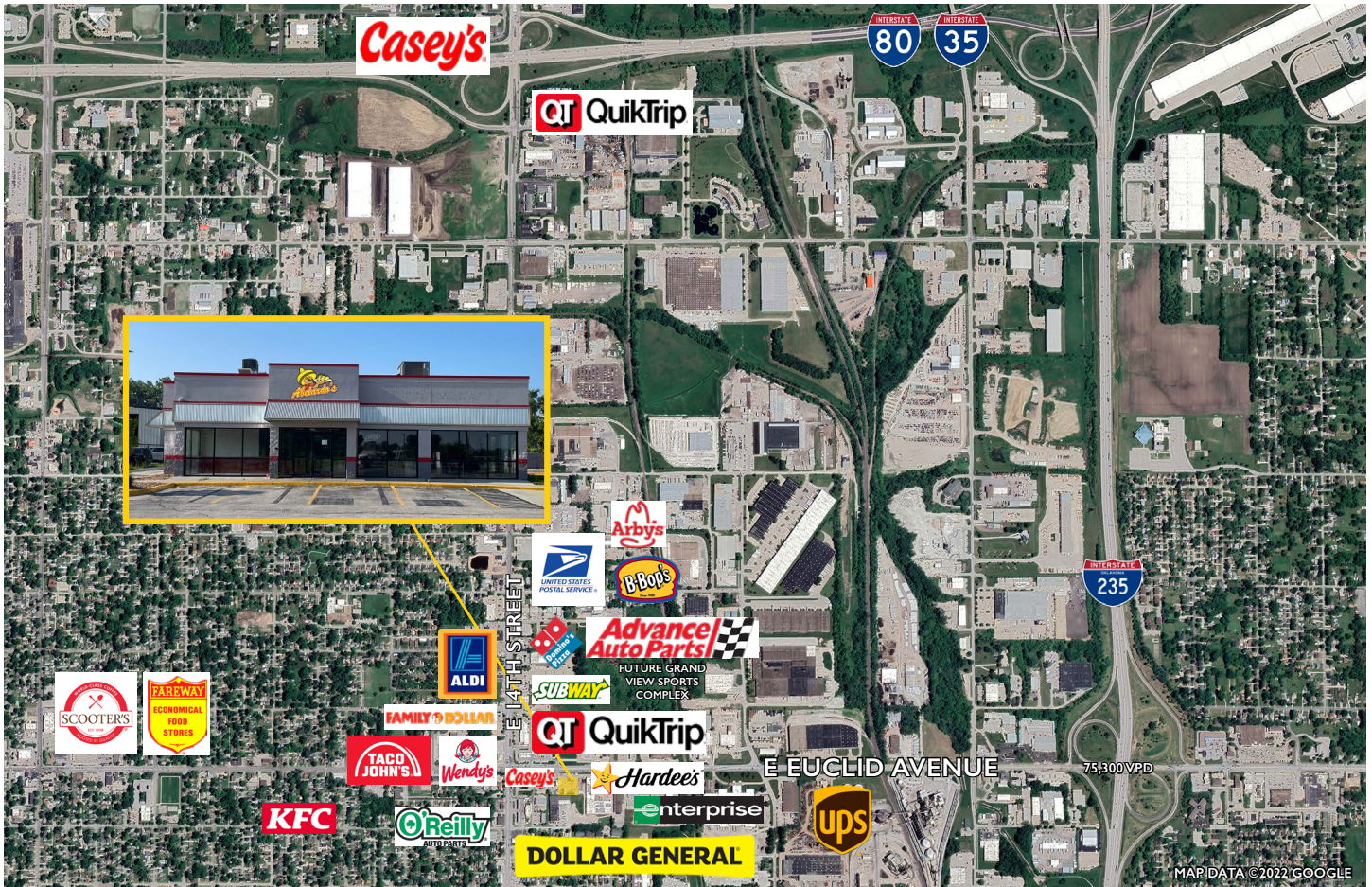


1501 E Euclid Avenue

DES MOINES | IOWA



PROPERTY FEATURES:

- **For Sale: \$1,295,000**
- Cap Rate: 6.7%
- New 10-year lease signed with Abelardo's
- Size: 3,123 square foot, stand alone building
- Lot Size: .952 acres
- Property Improvements in the last five years: New HVAC; New Paving in Portions of the Parking Lot; New Roof; New Grease Trap; and Site Plan Updated
- Drive-thru
- 52 parking stalls
- Excellent visibility from E Euclid Avenue
- E 14th Street & E Euclid Avenue VPD: 34,100 (2016)
- Close proximity to Grand View University, with a sports facility planned across the street
- Neighboring Businesses: Hardy's, Quick Trip, Casey's, Subway, McDonalds, Wendy's, KFC, and Taco John's

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