

For Sale
Office
59,300 SF

**ALL-PURPOSE
STORAGE**
FORT DODGE
storeallpurpose.com
515.570.2870

730 South 29th Street

730 South 29th Street
Fort Dodge, Iowa 50501

Property Highlights

- Total Units: 394
- Access: 24/7 Secure Access
- Management: Professional Online Management System
- Surfaces: Paved and well-maintained drive aisles
- Security: Gated Entry / 24-Hour Video Recording

Property Description

All Purpose Storage consists of 394 units built between 2018 and 2023, offering a strategic mix of climate-controlled and traditional drive-up storage. This facility is a turnkey investment with modern security features, and a dominant footprint in a growing regional hub. This facility is ideally positioned to capture demand from the surrounding residential neighborhoods and local small businesses,

OFFERING SUMMARY

Sale Price	\$5,250,000
Lot Size	3.1 Acres
Building Size	59,300 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.3 Miles	107	\$69,892
0.5 Miles	958	\$60,204
1 Mile	4,666	\$63,309

For more information

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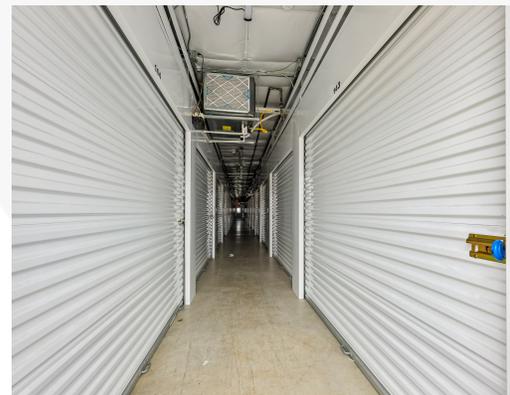
Matt T. Connolly

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For Sale

Office Building

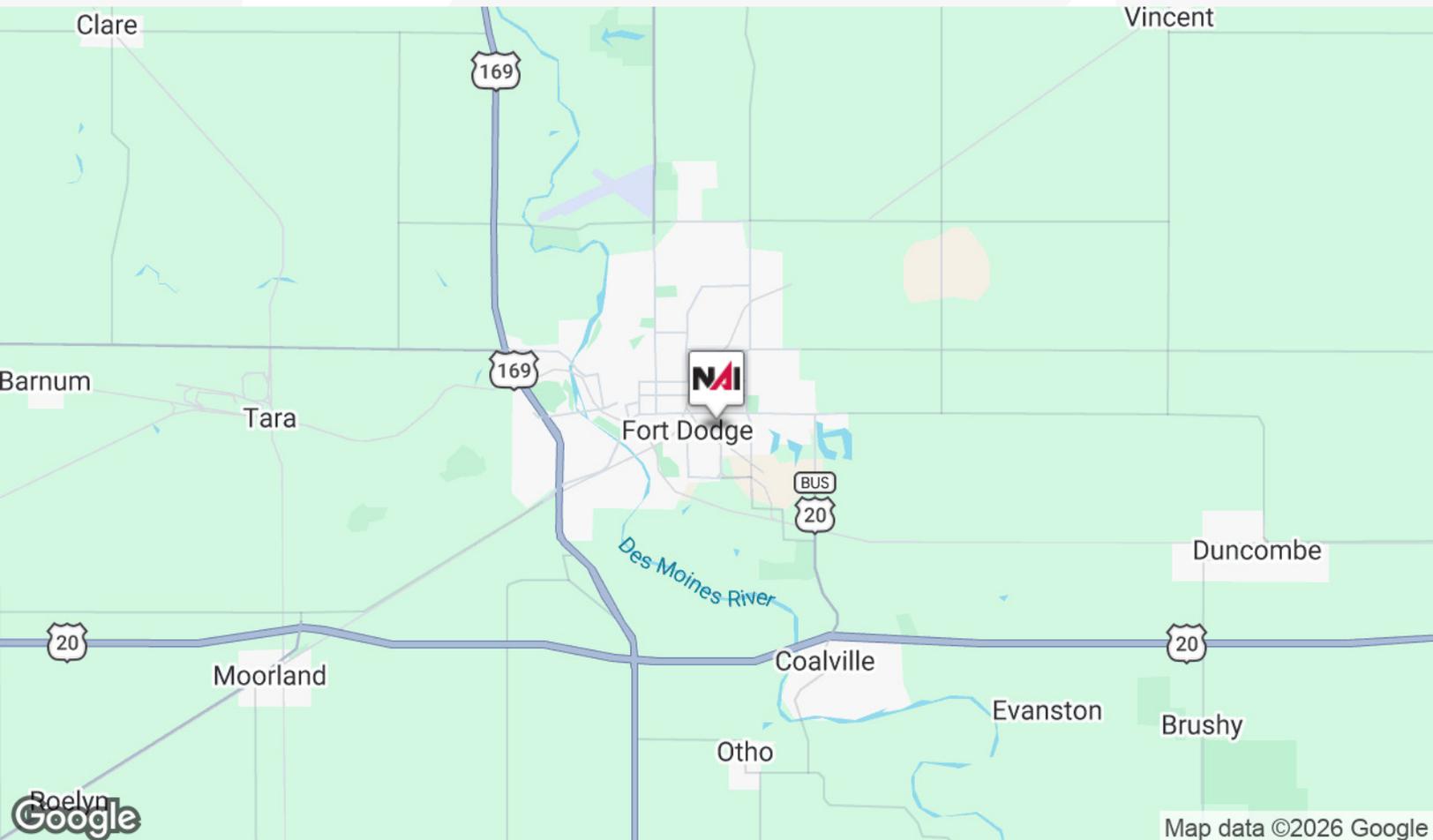
59,300 SF | \$5,250,000



For Sale

Office Building

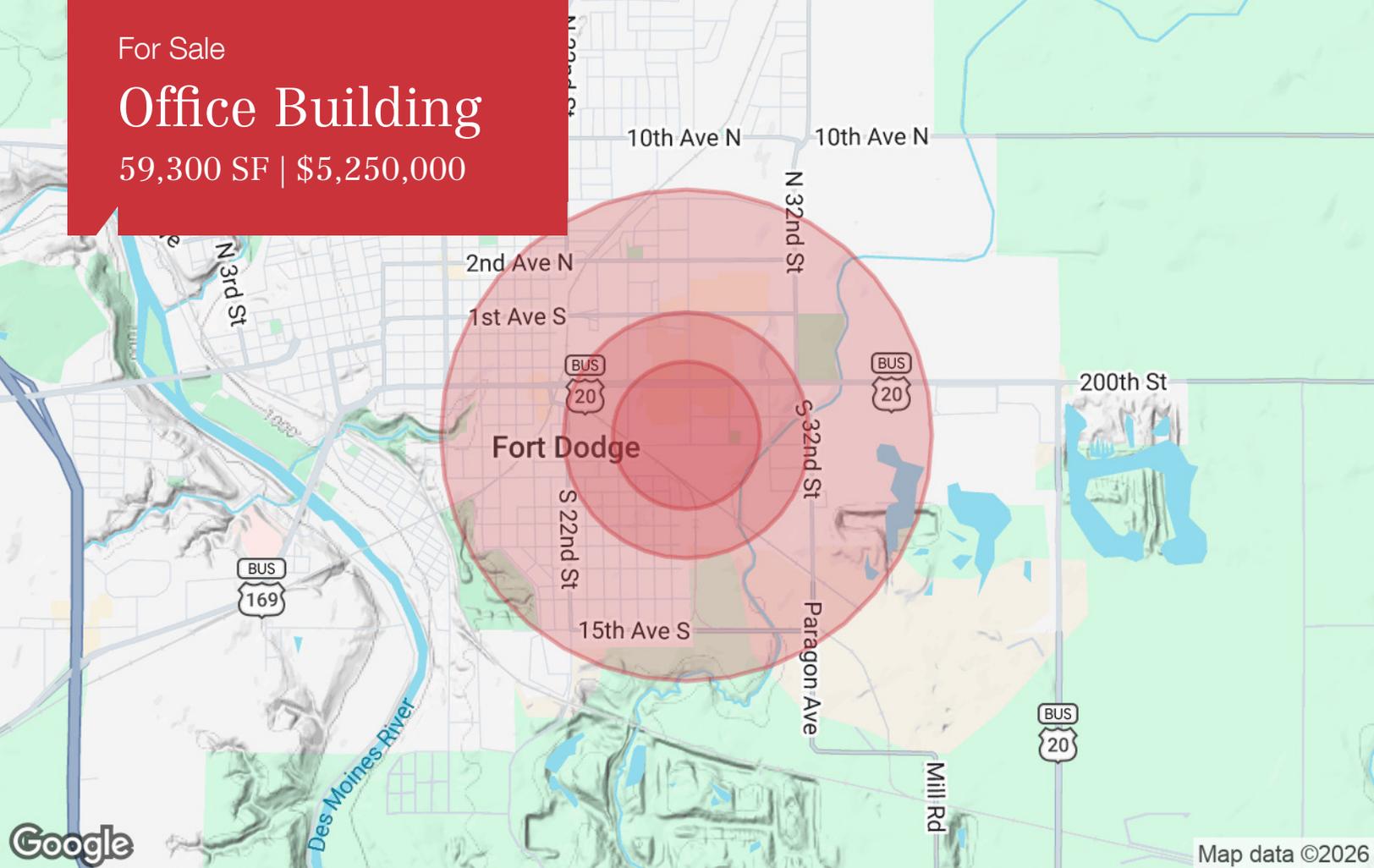
59,300 SF | \$5,250,000



For Sale

Office Building

59,300 SF | \$5,250,000



Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	107	958	4,666
MEDIAN AGE	41	42	43
MEDIAN AGE (MALE)	42	41	40
MEDIAN AGE (FEMALE)	40	43	44

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	48	438	2,274
# OF PERSONS PER HH	2.2	2.2	2.1
AVERAGE HH INCOME	\$69,892	\$60,204	\$63,309
AVERAGE HOUSE VALUE	\$159,679	\$127,359	\$119,667

* Demographic data derived from 2020 ACS - US Census