

For Sale

# Office/Warehouse Building

15,034 SF | \$1,700,000



## 1801 2nd Ave

Des Moines, Iowa 50314

### Property Description

NAI Iowa Realty Commercial is pleased to offer this 15,034 SF standalone Office/Warehouse building located on 2nd Avenue in Des Moines. This NNN, single user investment opportunity features a reliable tenant, NuCara Home Medical, who has been the tenant for over 25 years.

### Property Highlights

- For Sale: \$1,700,000 (\$113.15 PSF)
- Cap Rate: 9.36% (NOI \$159,036)
- Lot Size: 1.188 AC (51,749 SF)
- Year Built: 1989
- Traffic: 14,500 VPD (2022)
- Ample Off Street Parking

For more information

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