

FOR SALE

421 COLLEGE

421 COLLEGE AVE DES MOINES, IA 50314



PROPERTY DESCRIPTION

Positioned in the heart of Des Moines' active commercial corridor, 421 College Ave offers a rare opportunity for investors seeking an income producing 18 unit multifamily property with excellent visibility, access, and long-term upside. The property features convenient access to major thoroughfares, and proximity to established retail, dining, and residential neighborhoods.

PROPERTY HIGHLIGHTS

- Luxury 1 bedroom apartments
- Fully renovated in 2023
- Ample on-sight parking
- 100% Occupied

OFFERING SUMMARY

Sale Price:	\$1,675,000
Number of Units:	18
Lot Size:	46,195 SF
Building Size:	10,752 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	659	1,273	4,266
Total Population	1,744	3,677	12,159
Average HH Income	\$54,287	\$53,261	\$55,712



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,744	3,677	12,159
Average Age	36	35	35
Average Age (Male)	36	36	35
Average Age (Female)	36	35	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	659	1,273	4,266
# of Persons per HH	2.6	2.9	2.9
Average HH Income	\$54,287	\$53,261	\$55,712
Average House Value	\$167,027	\$169,711	\$170,493

Demographics data derived from AlphaMap

