

FOR SALE

FORMER CHILD CARE CENTER | 10,800 SF | 0.689 ACRES

**644 & 662 24TH STREET
DES MOINES, IA 50312**

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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

PROPERTY INFORMATION

ASKING PRICE: \$675,000

LAND AREA: 0.689 Acres

BUILDING AREA: 10,800 SF

ZONING: N5 - Neighborhood District

PROPERTY FEATURES

Building Size:	10,800 SF 1st Floor - 5,400 SF 2nd Floor - 5,400 SF
Year Built:	1961
Use:	Child Care Center & Playground
Amenities:	• Kitchen • Elevator • Private and Individual Areas

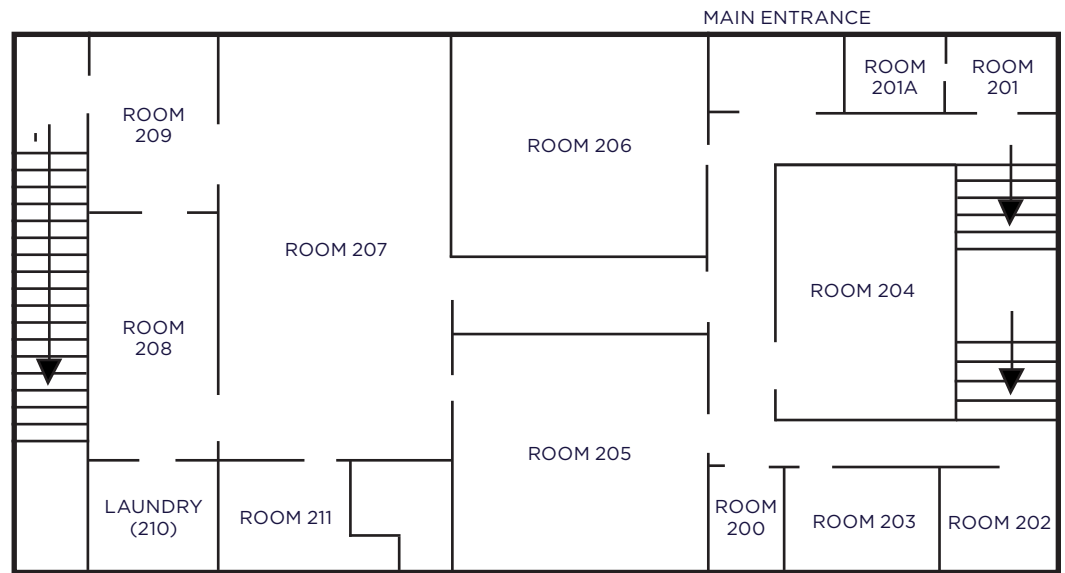
- Rare opportunity to acquire an existing facility in a densely populated area close to downtown.
- Well-suited for childcare, education, healthcare, nonprofit, counseling, or office users seeking a centrally located Des Moines facility.
- Adjacent land offers flexibility for additional parking, playground/outdoor space, building expansion, or future redevelopment opportunities, subject to approvals.

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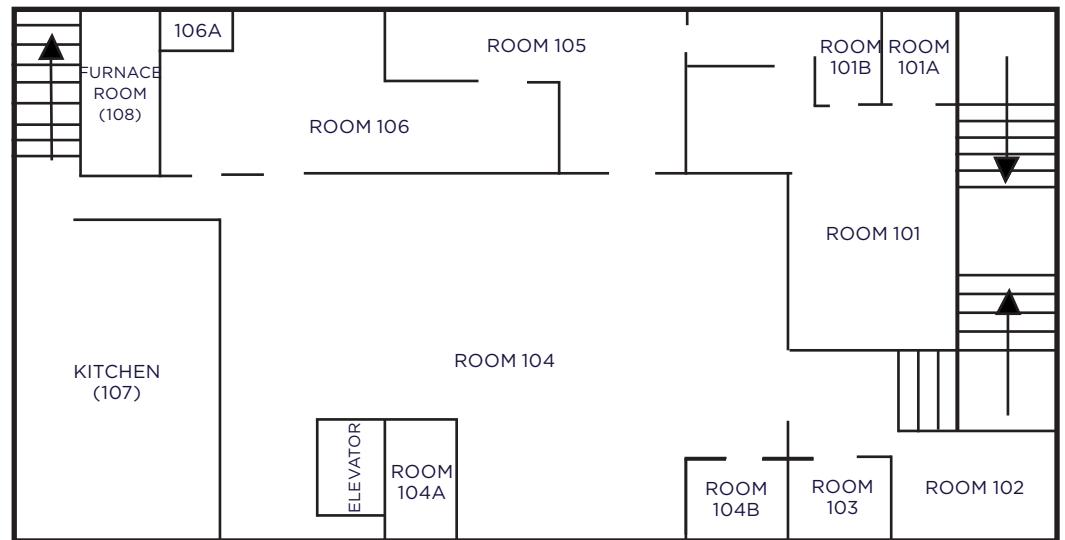


FLOOR PLAN

1ST & 2ND FLOORS



2ND FLOOR

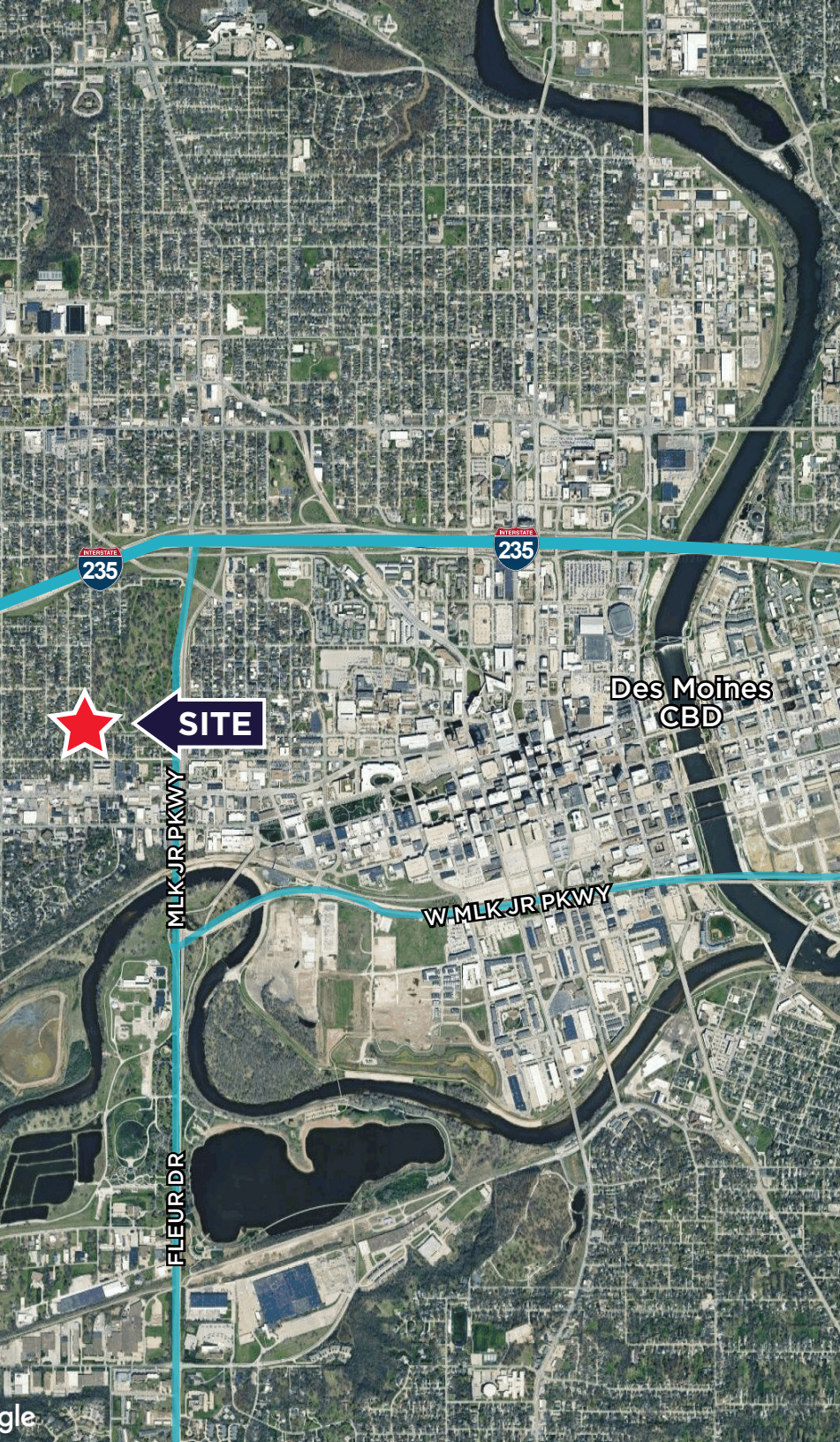


1ST FLOOR



INTERIOR PHOTOS





LOCATION

- Minutes from Downtown Des Moines, with easy access to major employers, government offices, and entertainment.
- Located in Woodland Heights near the Ingersoll Avenue corridor, surrounded by dining, retail, and neighborhood amenities.
- Quick access to Interstate 235 and key transportation routes throughout the metro.
- Walkable, central location with nearby transit and a strong surrounding residential base.
- Convenient metro-wide access for employees, clients, visitors, and service providers.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	16,750	99,576	229,769
Total Households	8,046	44,994	98,344
Daytime Population	34,838	154,367	227,915

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FOR MORE INFORMATION, PLEASE CONTACT:

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