

FOR SALE

401 SNYDER DR

401 SNYDER DRIVE BUILDING B-H HUXLEY, IA 50124



PROPERTY DESCRIPTION

Discover the perfect solution for contractors, business owners, or individuals looking for a versatile work space. Our newly constructed contractor condos offer a unique opportunity for professionals who need both storage for business or personal reasons. Each building has 6 bays which are 50'x33' or 1,650 square feet each. All 6 units are available for sale, and can be built to suit to fit your needs.

The owner would sell the remaining land which includes the plans to 7 additional buildings for \$1,000,000.

PROPERTY HIGHLIGHTS

- 14'x 14' overhead door
- Stubbed for restroom
- Radiant Heat
- 2 miles off I-35
- 20 minutes from Ames and Des Moines

OFFERING SUMMARY

Sale Price per Unit:	\$198,000
Number of Units:	6
Lot Size:	6.41 Acres
Building Size:	9,900 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	156	1,415	3,378
Total Population	424	3,934	8,856
Average HH Income	\$135,316	\$136,908	\$124,019



fergusoncres.com

NATHAN PETSCHKE

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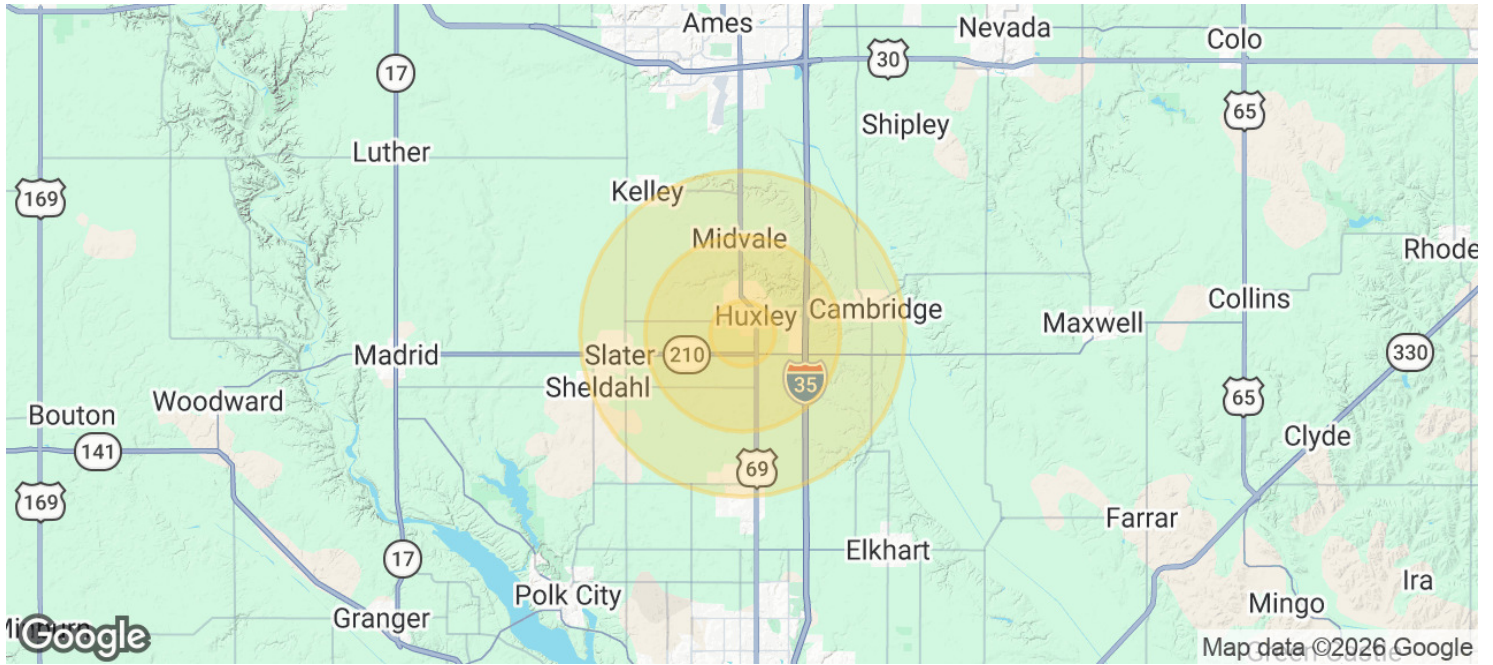
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	424	3,934	8,856
Average Age	36.5	36.3	37.8
Average Age (Male)	34.6	34.7	36.7
Average Age (Female)	37.7	37.2	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	156	1,415	3,378
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$135,316	\$136,908	\$124,019



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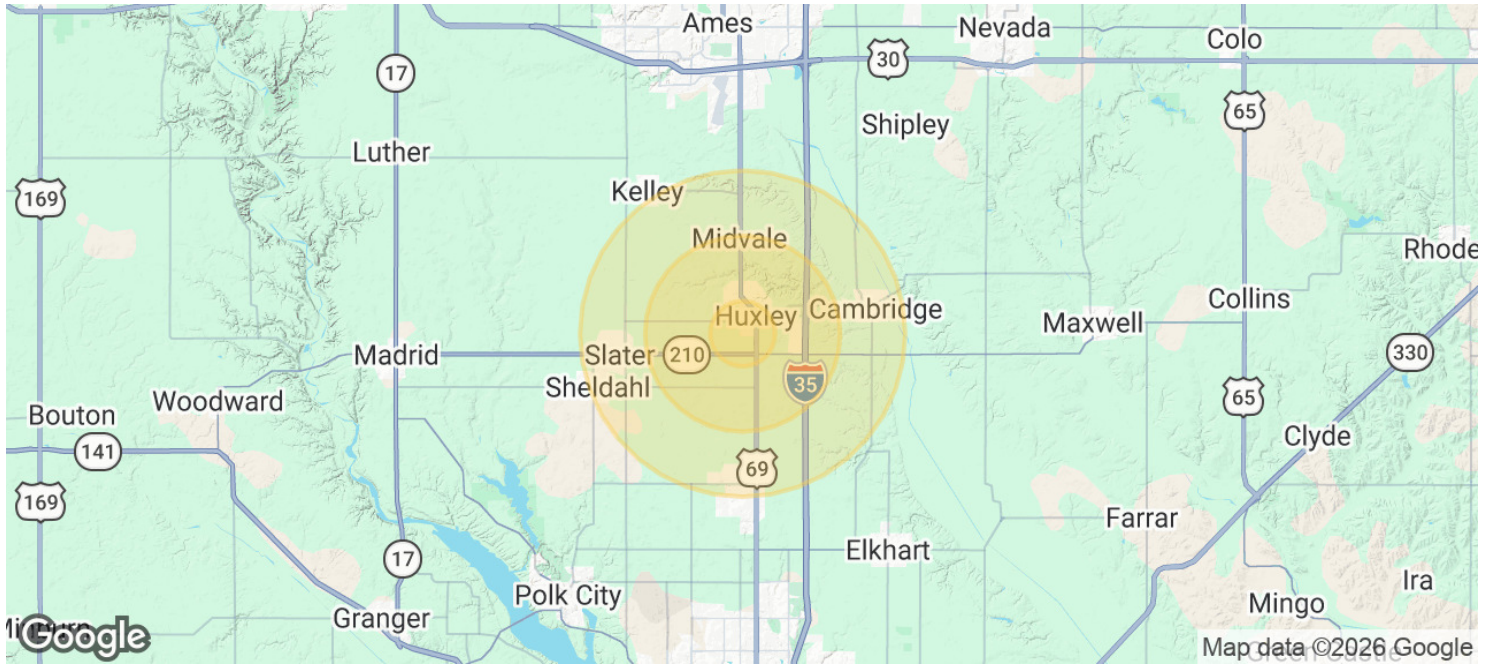
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Average House Value

\$305,186

\$301,819

\$281,687

2023 American Community Survey (ACS)



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