

FOR SALE

1631 2ND AVE

1631 2ND AVE DES MOINES, IA 50314



PROPERTY DESCRIPTION

Prime opportunity to invest in a fully occupied industrial property located on 2nd Ave in Des Moines, IA, featuring a long-standing, stable tenant. With decades of occupancy, this property offers an exceptional opportunity for investors with the tenant renewing for 5 years starting November 2024 and an additional 5 year renewal. This property also include a fenced-in outdoor storage area adjacent to the building.

PROPERTY HIGHLIGHTS

- Potential 1031 Exchange or Investment Opportunity
- Established Tenant
- Exceptional Street Visibility on 2nd Ave with 17,000 VPD
- 9,409 Square Foot Building on .822 Acres
- .355 Acre Paved Lot Included
- Drive-In Door

OFFERING SUMMARY

Sale Price:	\$1,400,000
Building Size:	9,409 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	256	992	4,756
Total Population	659	2,704	13,143
Average HH Income	\$46,856	\$47,318	\$45,149



fergusoncres.com

NATHAN PETSCHKE

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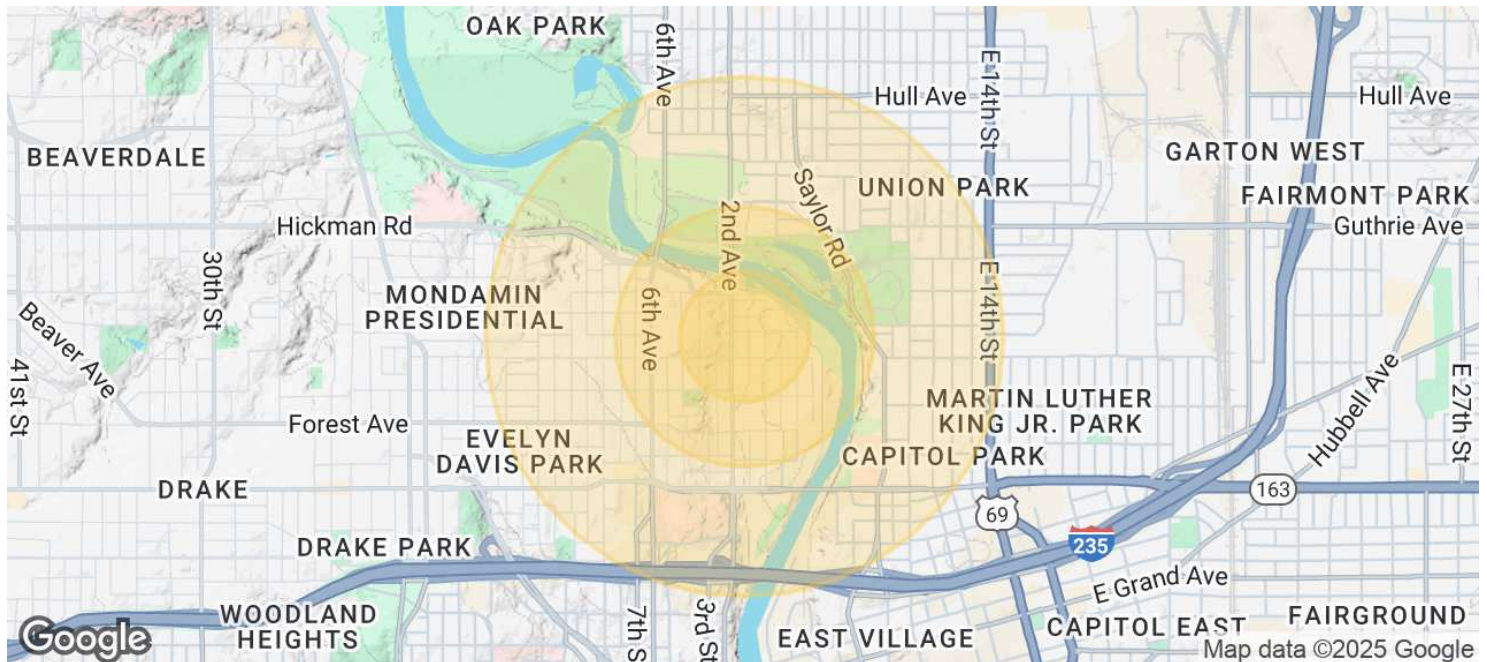
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	659	2,704	13,143
Average Age	40.9	36.9	32.8
Average Age (Male)	38.1	33.2	30.7
Average Age (Female)	42.3	42.1	36.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	256	992	4,756
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$46,856	\$47,318	\$45,149



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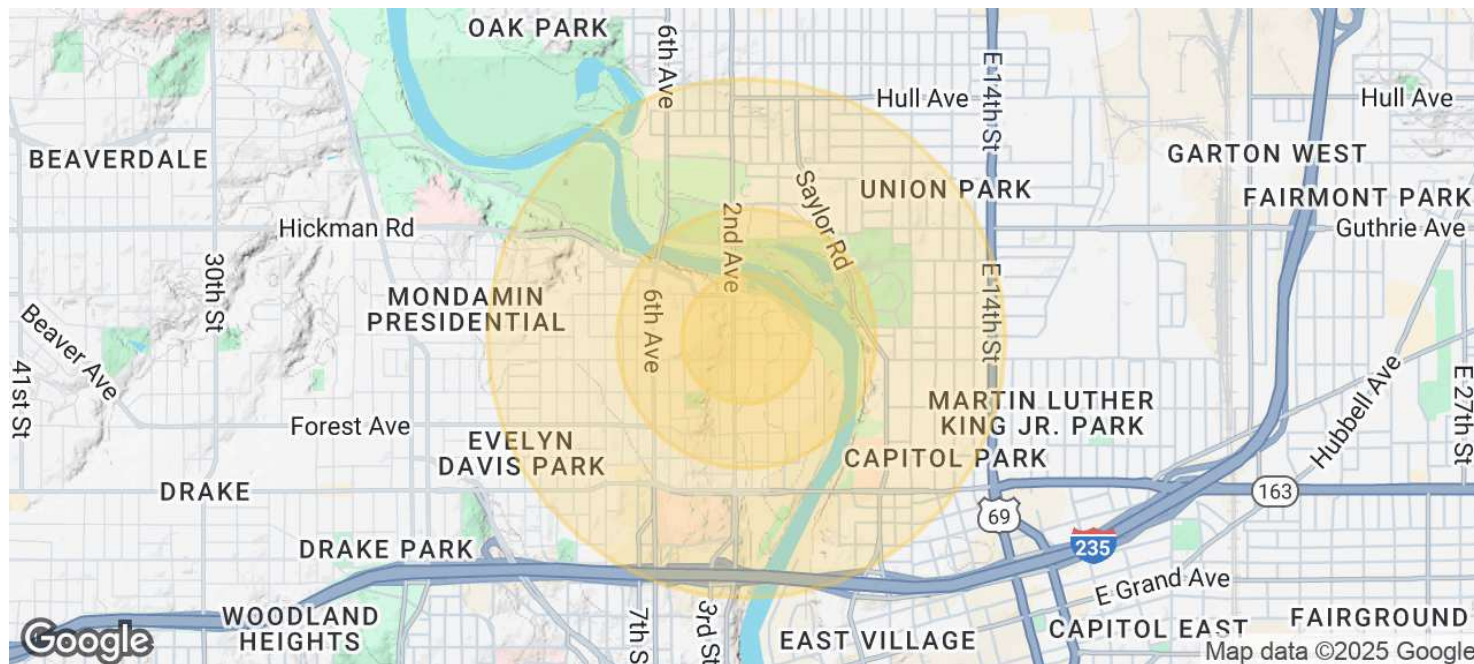
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Average House Value

\$114,322

\$118,185

\$102,641

2020 American Community Survey (ACS)



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