

For Sale

Office Building

\$775,000.00



4600 SW 9th Street

Des Moines, Iowa 50315

Property Highlights

- Office Building for Sale
- Sale Price: \$775,000.00
- Building Size: 9,100 SF
- Lot size: 1.0 Acre
- Zoned: MX-1
- 24,200 VPD

Property Description

This two-story 9,100 sqft office building is for sale on .47 acres, along with 11,000 sqft building on adjacent .73 acre parcel. 1 acre total. Second building is in poor condition and best utilization may be as parking or a redevelopment opportunity. An additional half-acre may be available if needed. No existing leases in place. Improvements may be eligible for reimbursement of up to \$30k through the Facade Improvement Program.

OFFERING SUMMARY

Sale Price	\$775,000
Lot Size	1.0 Acres
Building Size	9,100 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.25 Miles	901	\$59,083
0.5 Miles	3,534	\$58,659
1 Mile	13,793	\$60,316

VIEW PROPERTY VIDEO

For more information

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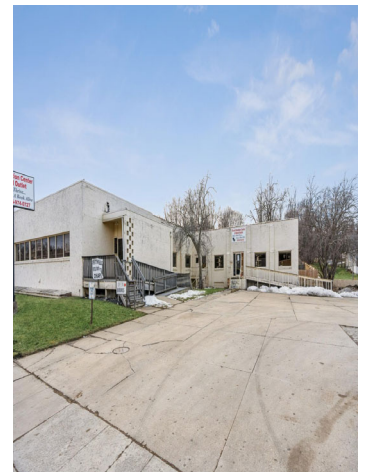
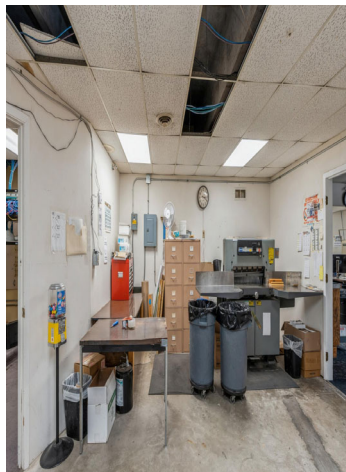
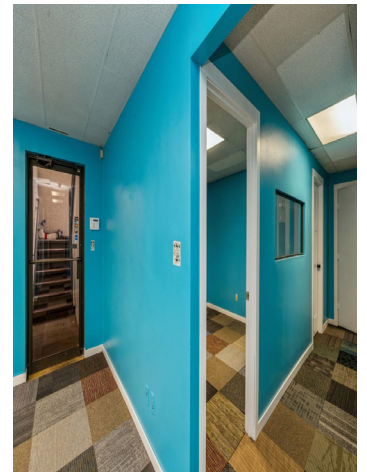
Additional Photos



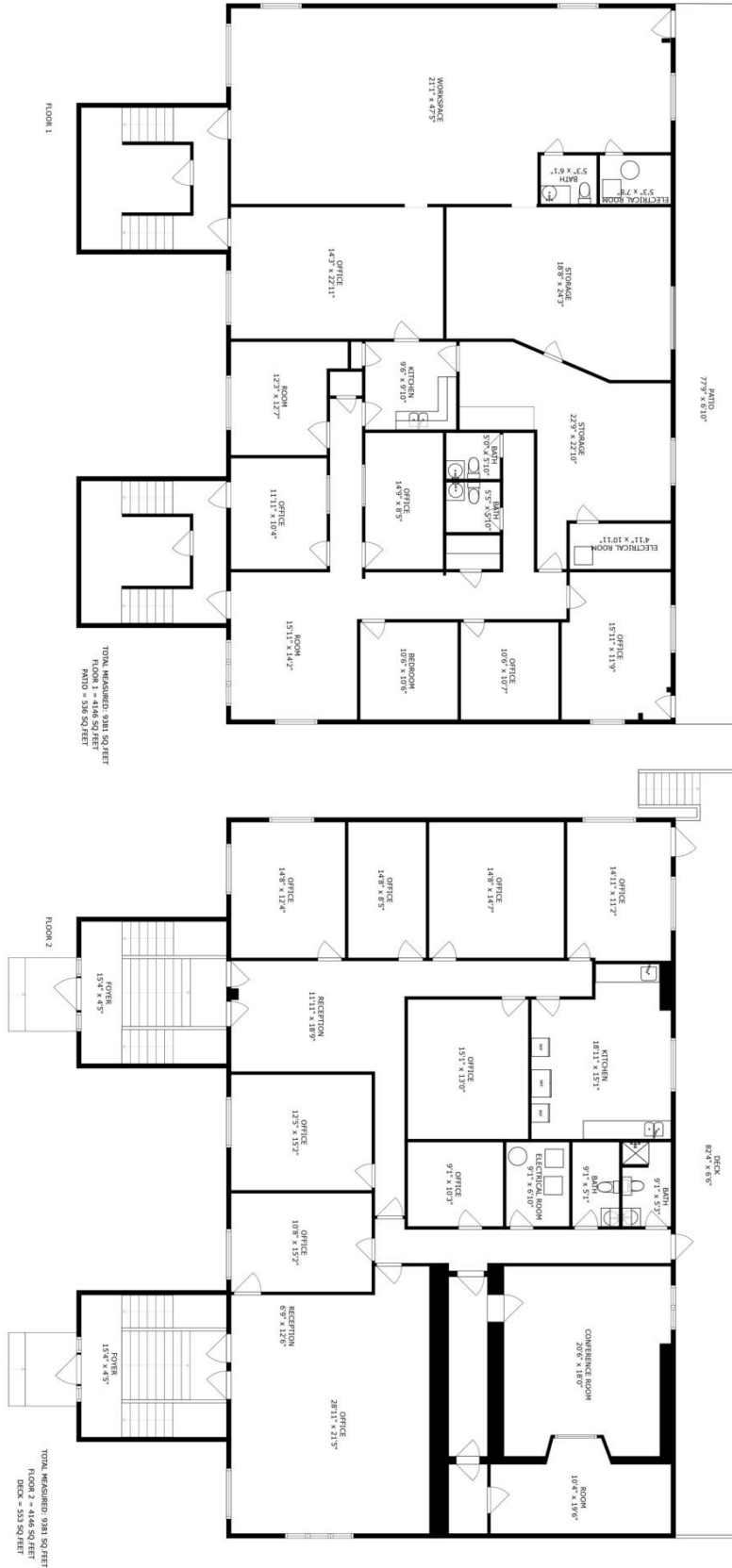
For Sale

Office Building

9,100 SF | \$775,000

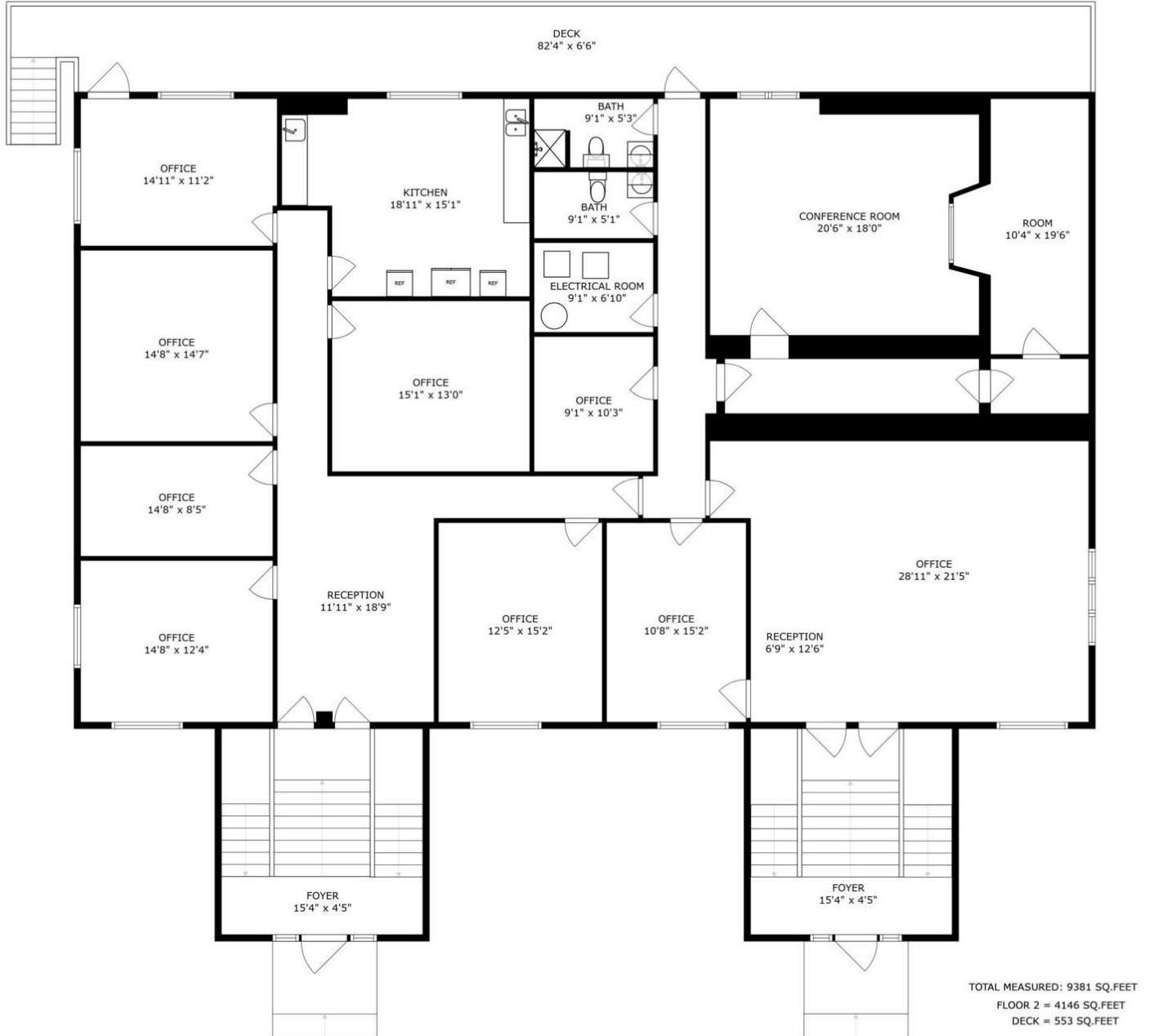


Floor Plan



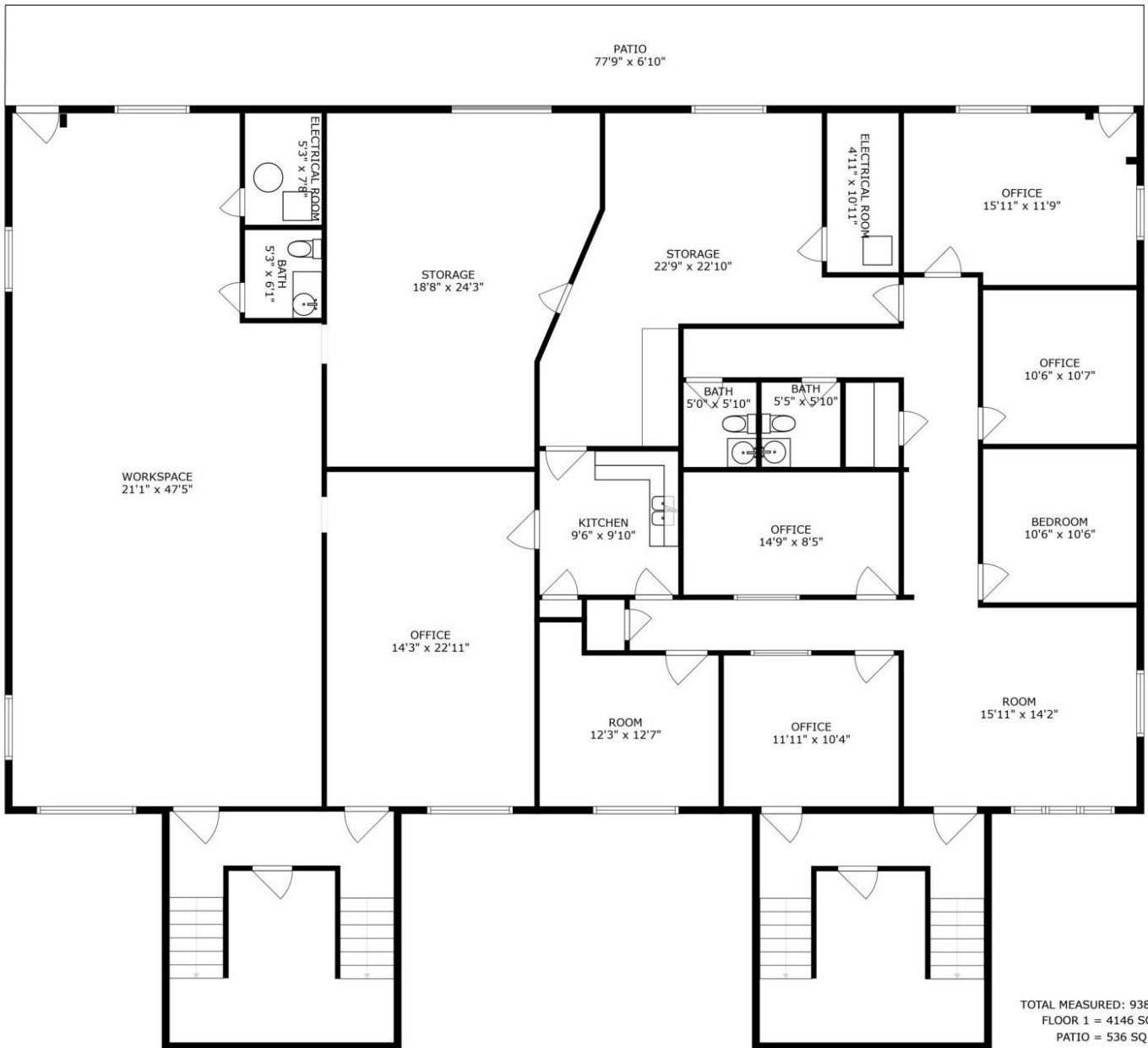
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Floor Plan



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Floor Plan



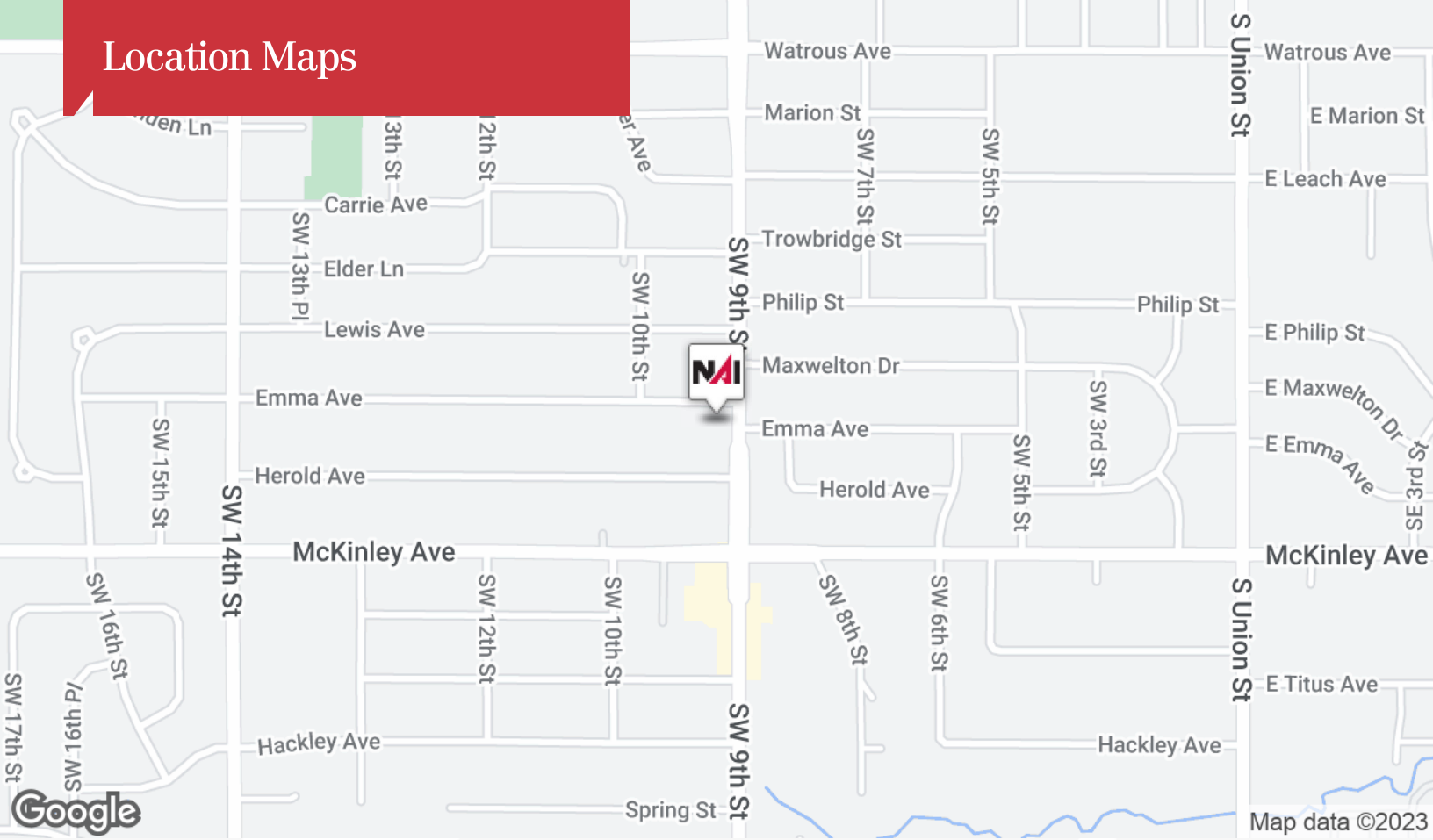
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Retailer Map

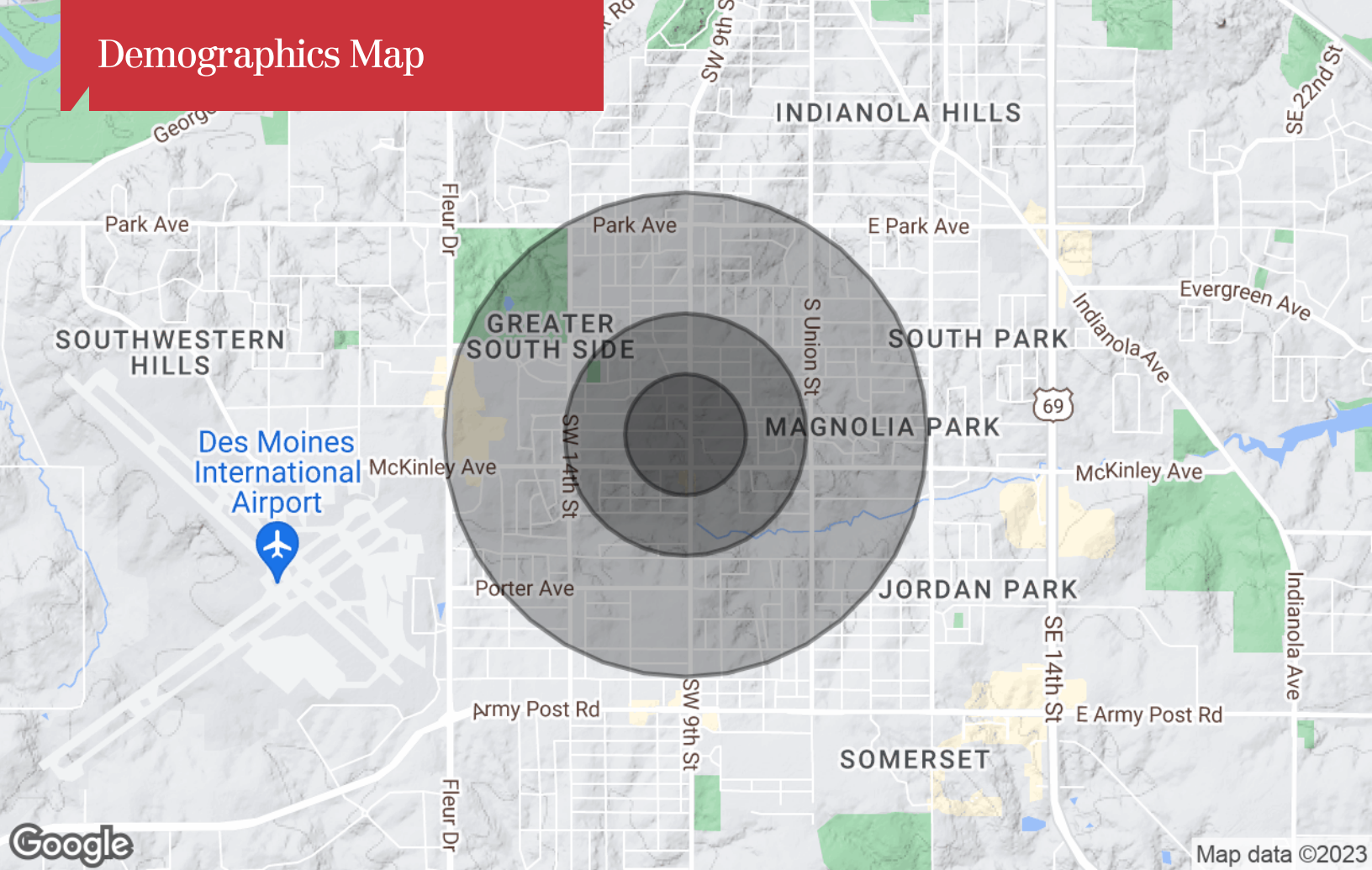


Map data ©2023 Google

Location Maps



Demographics Map



Population

	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	901	3,534	13,793
MEDIAN AGE	33.4	33.9	37.4
MEDIAN AGE (MALE)	28.7	28.8	34.6
MEDIAN AGE (FEMALE)	35.7	36.6	38.0

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	376	1,469	5,656
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$59,083	\$58,659	\$60,316
AVERAGE HOUSE VALUE	\$125,450	\$125,069	\$136,509

* Demographic data derived from 2020 ACS - US Census