

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

<b>Sale Price</b>	\$775,000
<b>Lot Size</b>	1.0 Acres
<b>Building Size</b>	9,100 SF

#### DEMOGRAPHICS

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

#### VIEW PROPERTY VIDEO

For more information

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# Additional Photos

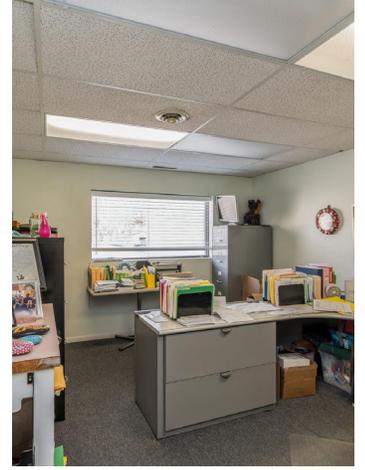




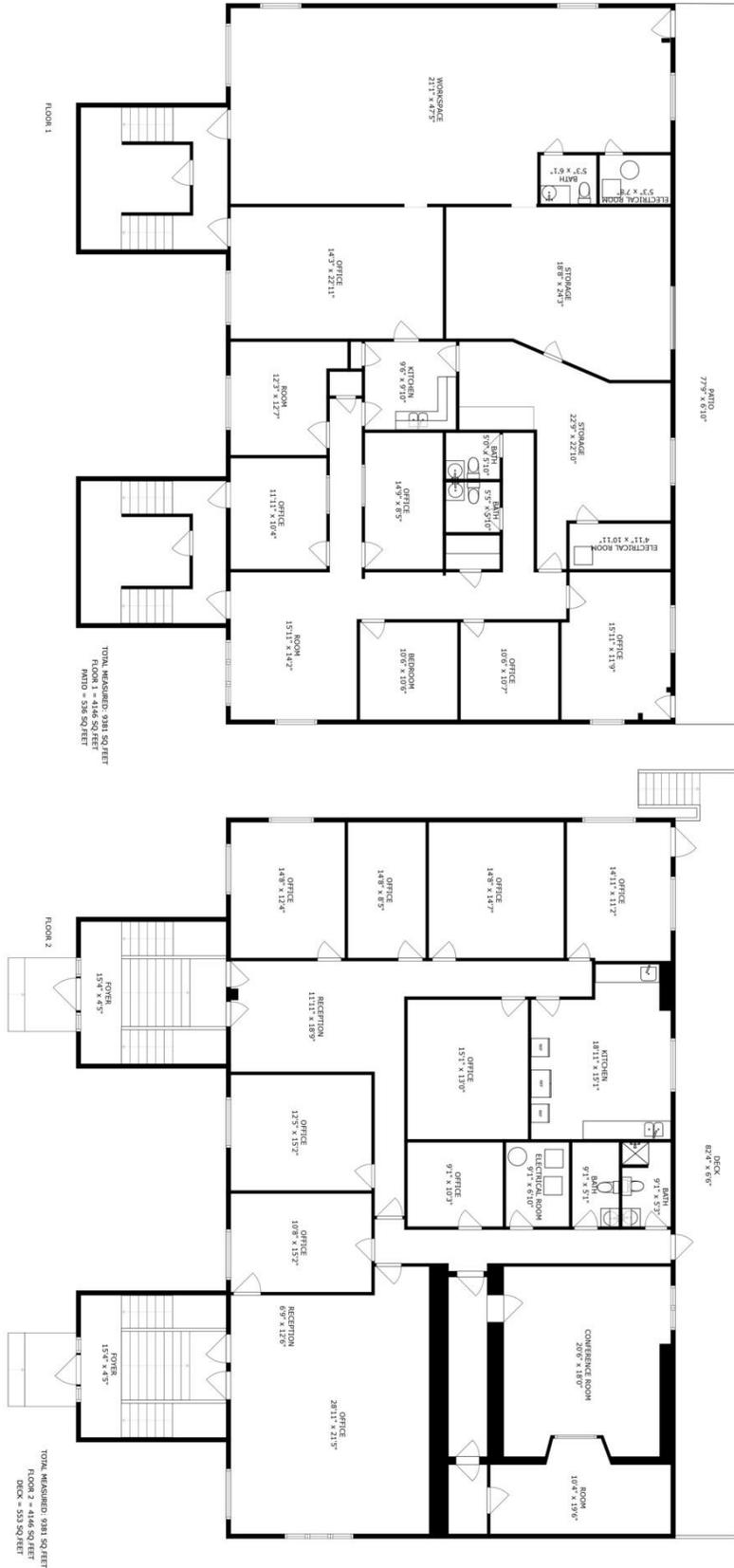
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9,100 SF | \$775,000

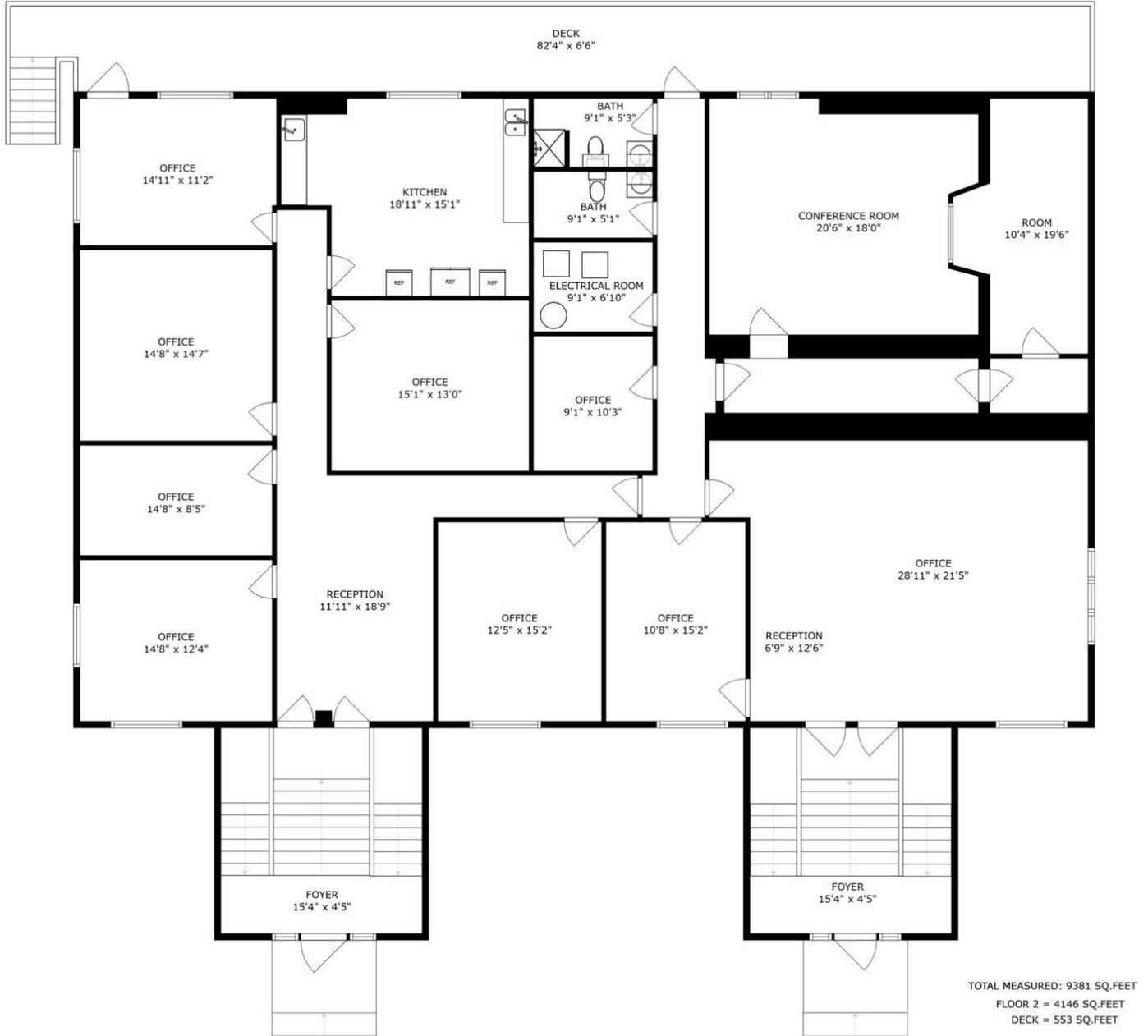


# Floor Plan



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# Floor Plan



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# Floor Plan



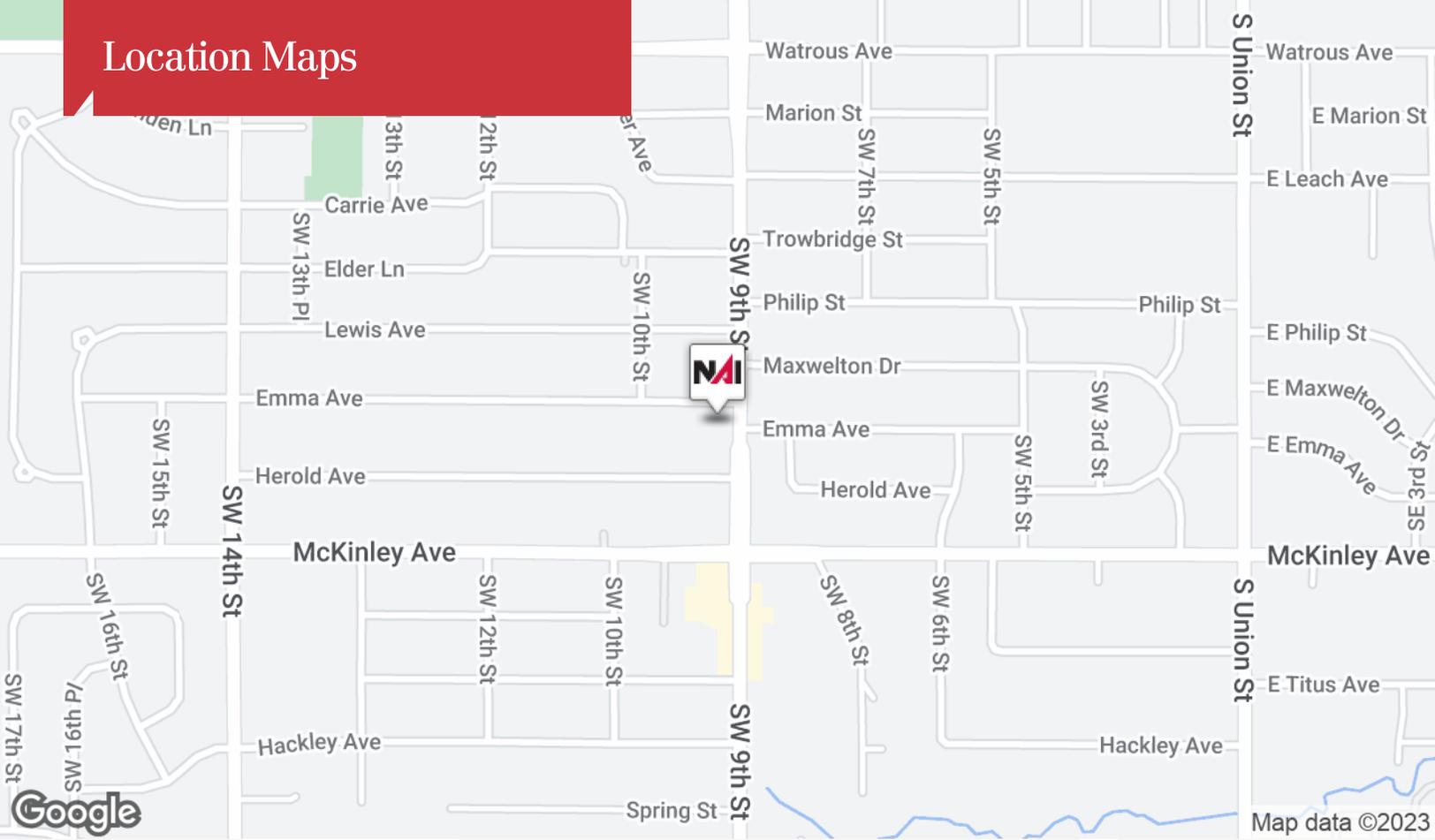
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# Retailer Map

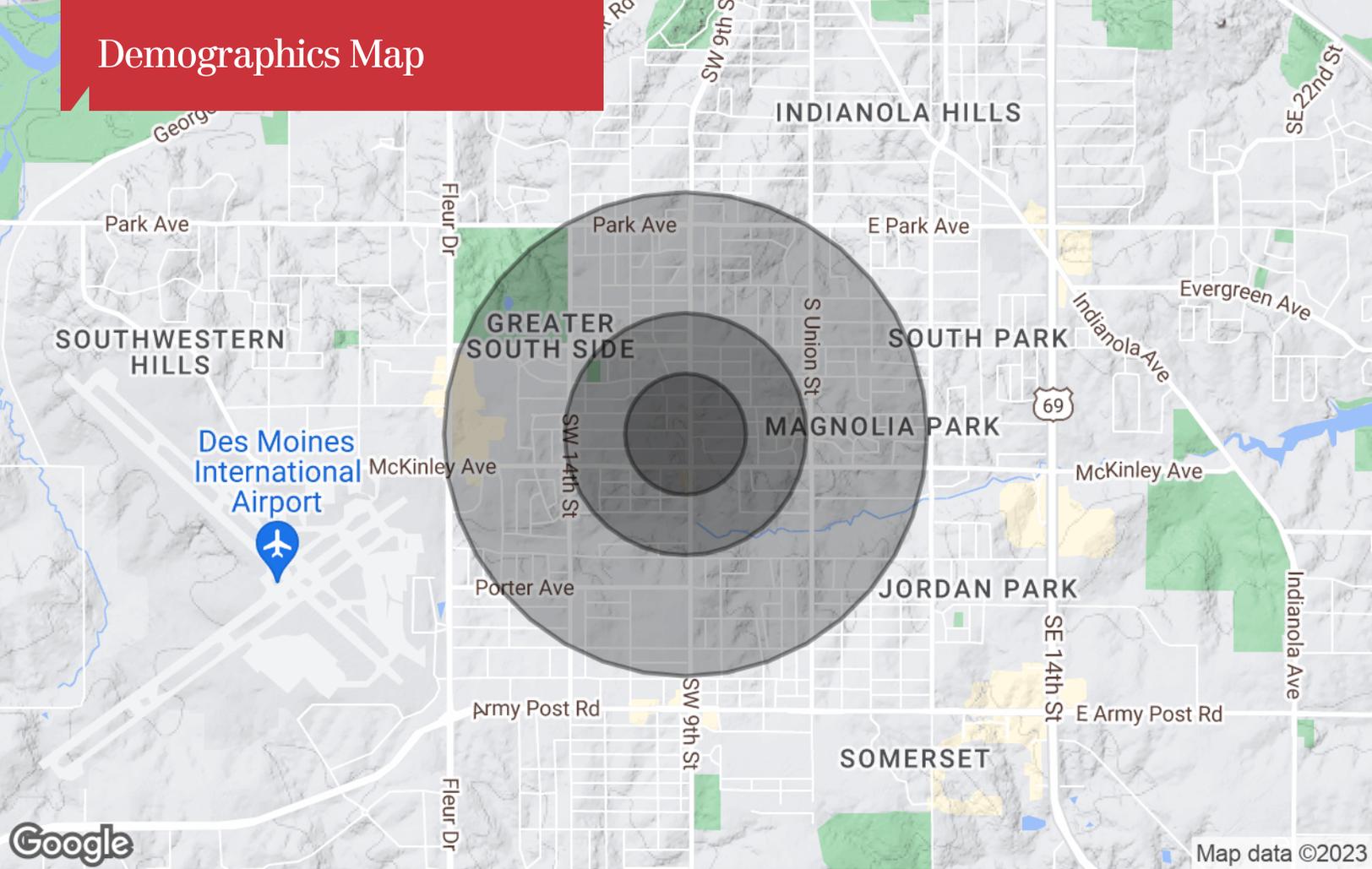


Map data ©2023 Google

# 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