

For Sale  
**Land**  
34,375 SF



## 1203 & 1221 4th Street

Des Moines, Iowa 50314

### Property Highlights

- Sale Price: \$220,000
- Two (2) adjacent land parcels
- Total of 34,375 square feet (0.789 acres)
- Frontage on University Avenue; 16,000 vehicles per day
- Zoning: RX2 - Mixed Use

### Location Description

The subject property consists of two (2) adjacent parcels of land located on the northeast corner of 4th Street and University Avenue in Des Moines. The Mercy Medical Campus is across the street to the south.

#### OFFERING SUMMARY

<b>Sale Price</b>	\$220,000
<b>Lot Size</b>	0.79 Acres

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>0.5 Miles</b>	2,554	\$45,168
<b>1 Mile</b>	14,552	\$57,006
<b>1.5 Miles</b>	32,334	\$61,264

For more information

**Kevin Crowley, SIOR**

C: 515 991 7000  
kcrowley@iowarealtycommercial.com

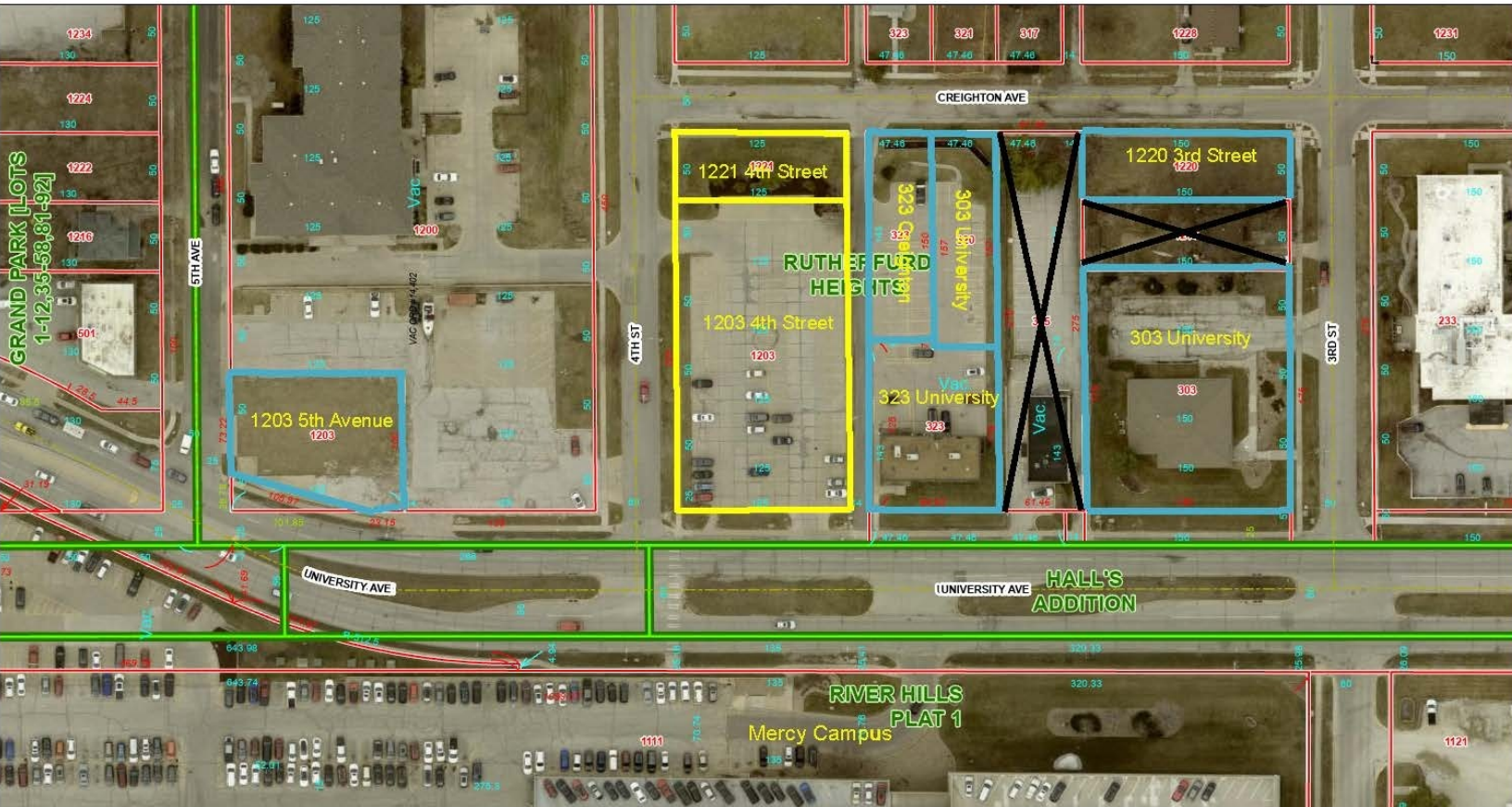
**Doug Pfeil**

C: 515 419 9546  
dpfeil@iowarealtycommercial.com

# Additional Photos



# Additional Photos



# Location Maps

