

FOR SALE

2340 E 9TH ST

Des Moines, IA 50316



PROPERTY DESCRIPTION

Exciting opportunity: 4,900sf of open meeting space! This building features 2 large open rooms, a kitchen, and ample storage. Conveniently situated just blocks away from Grandview College and a stone's throw from downtown. Ideal for a variety of activities and events.

PROPERTY HIGHLIGHTS

- 4,900sf
- .62 of an acre
- Large open areas
- convenient location

OFFERING SUMMARY

Sale Price:	\$350,000
Number of Units:	1
Lot Size:	0.62 Acres
Building Size:	4,900 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	432	1,485	4,907
Total Population	1,178	4,203	14,019
Average HH Income	\$68,644	\$65,627	\$65,100

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MICK GROSSMAN
Managing Director
0: 515.771.3299
mickg@kwcommercial.com

KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

Each Office Independently Owned and Operated

SPECIAL PURPOSE FOR SALE

2340 E 9TH ST

Des Moines, IA 50316



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MICK GROSSMAN
Managing Director
O: 515.771.3299
mickg@kwcommercial.com

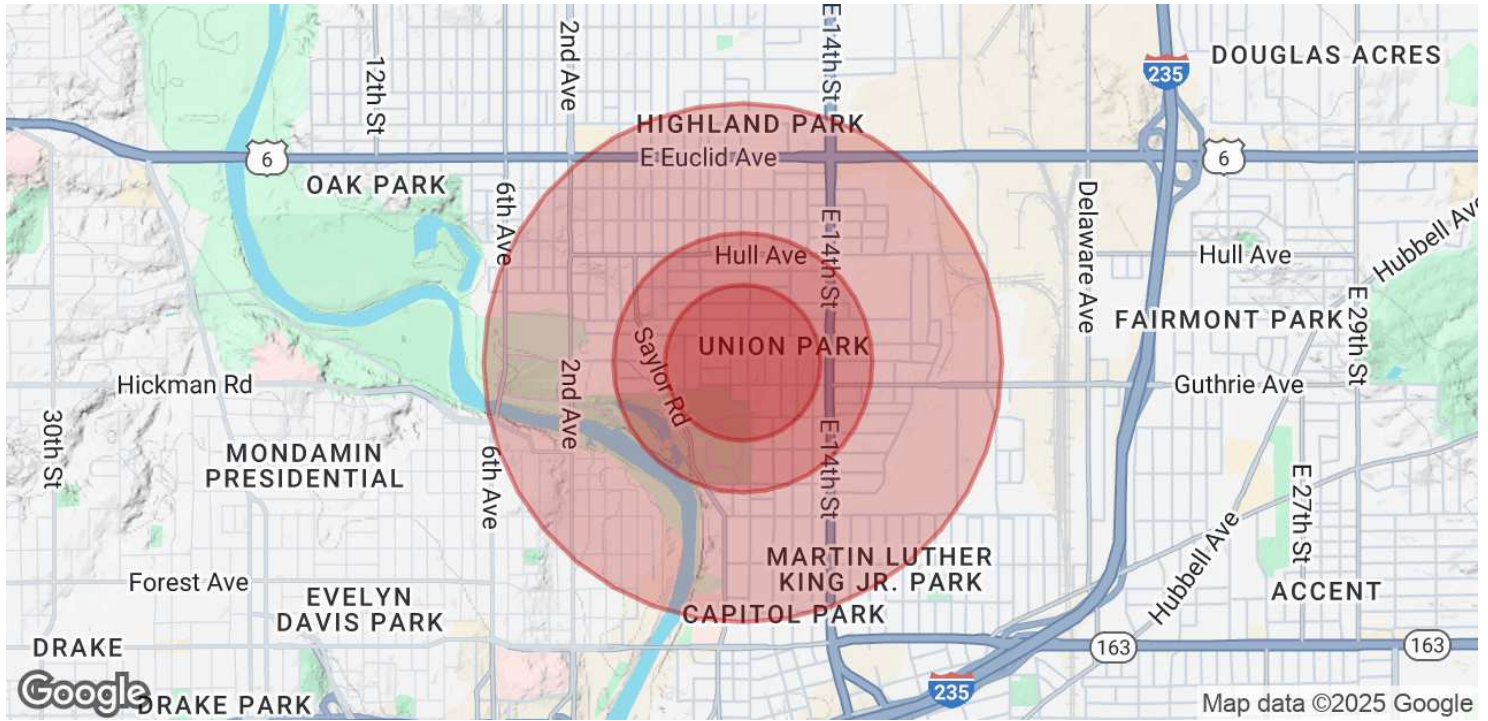
KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

Each Office Independently Owned and Operated

SPECIAL PURPOSE FOR SALE

2340 E 9TH ST

Des Moines, IA 50316



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,178	4,203	14,019
Average Age	38	38	37
Average Age (Male)	36	36	36
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	432	1,485	4,907
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$68,644	\$65,627	\$65,100
Average House Value	\$146,005	\$147,212	\$157,890

Demographics data derived from AlphaMap

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MICK GROSSMAN
 Managing Director
 O: 515.771.3299
 mickg@kwcommercial.com

KW COMMERCIAL
 4001 Westown Parkway
 West Des Moines, IA 50266

Each Office Independently Owned and Operated