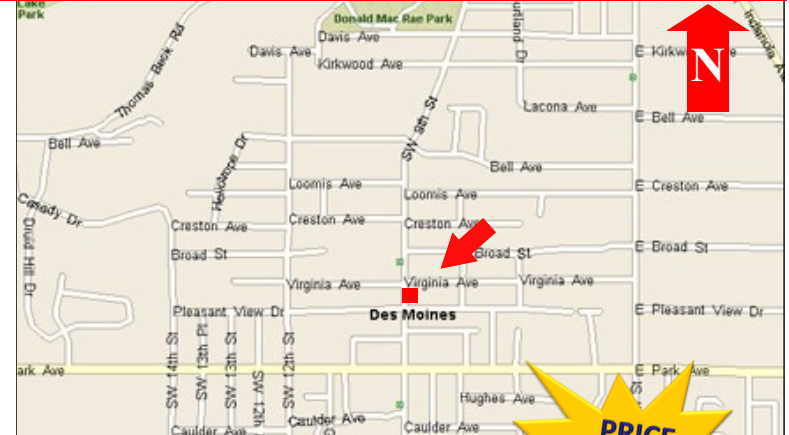


3018 SW 9TH STREET, DES MOINES, IA 50315



Building for Sale

Sale Price: ~~\$280,000~~ \$240,000
 Seller willing to lease back up to 3 years



- Building Size: 7,230 SF
- Lot Size: 23,174 SF
- Retail/Warehouse space
- Owner may carry for the right offer
- Could be converted into Retail Strip center
- Operating business can be purchased or the building can be converted for single or multi-use tenants
- Existing Billboard with less than 2 years on lease
- Ceiling Height: 10'

- Located on NW corner of SW 9th & Pleasant View Drive
- Frontage: 124'
- Traffic Count: 24,200 VPD (2010)

Demographics: (2007)

Miles	1	2	3
Population:	10,464	36,558	74,273
Median HH Income:	\$54,140	\$50,847	\$45,999

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