



**PRICE
REDUCED!**

Investment Properties Available For Sale

- Sale Price: ~~\$619,000~~ **\$599,000**
- 4 Parcels - 3 buildings and 1 parking lot

615 Euclid: 2 story brick retail building with attached apartment. Second story could be converted to apartment or offices.

609 Euclid: Retail building

618 Clinton: Single Family dwelling

Parking lot on Clinton used for customer and tenants (adjacent to 618 Clinton)

- **General Retail and Hwy oriented commercial district**

Mick Grossman 515-453-5432
Stephanie Tigges 515-453-5466
John Lassaux 515-453-5406

3501 Westown Parkway
 West Des Moines, Iowa 50266
 Phone 515-222-0000 Fax 515-453-5430

MickG@IowaRealtyCommercial.com
 STigges@IowaRealtyCommercial.com
 JLassaux@IowaRealtyCommercial.com

- **Building Size: 18,670 SF (609 & 615 Euclid Ave)**
- **Lot Size: 61 Acres (26,400 SF)**
- **Traffic Count: 18,000 VPD**
- **Zoning: C-2**
- **Located in Highland Park Neighborhood**
- **Adjacent to the Parks Area foundation redevelopment project**

Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	11,790	83,435	183,534
Households	5,022	53,683	76,809
Median HH Income	\$47,457	\$43,457	\$51,563



609 & 615 EUCLID AVE AND 618 CLINTON AVE, DES MOINES, IA 50313

