

**FOR SALE**

# FOR SALE 2 APARTMENTS AND RETAIL !

3516 SW 9th, Des Moines, IA 50315



## PROPERTY DESCRIPTION

For sale this multi use building. Built in 1910 this one time fire house is now home to 2 two bedroom apartments and a main floor retail or office use. This won't last!

## PROPERTY HIGHLIGHTS

- 2 Two bedroom apartment
- 1775sf of office / retail
- Close to downtown
- Onsite parking

## OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	6,500 SF
Building Size:	3,550 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	315	1,256	4,807
Total Population	800	3,079	11,561
Average HH Income	\$68,458	\$67,998	\$65,490

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**  
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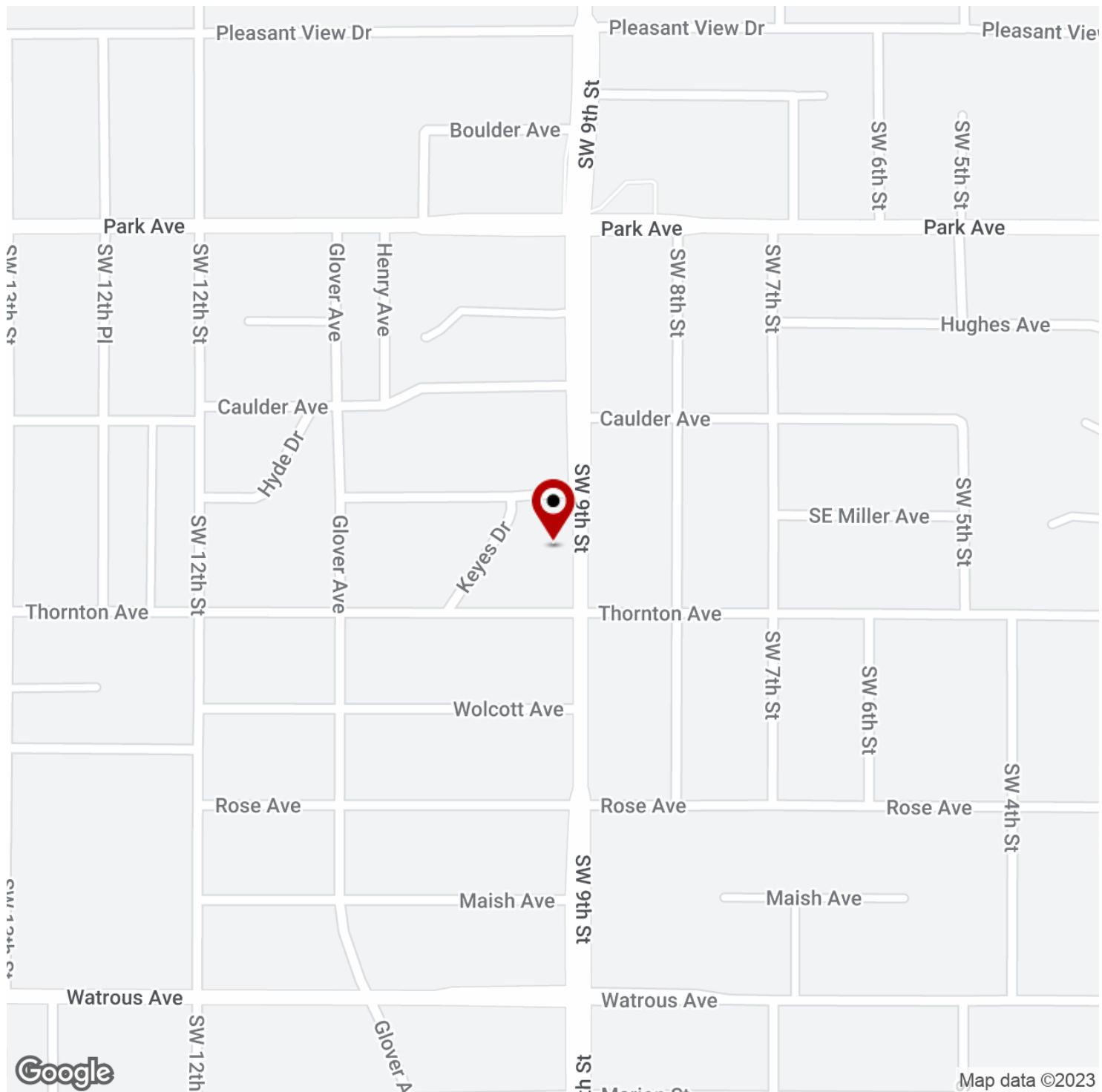
**KW COMMERCIAL**  
4001 Westown Parkway  
West Des Moines, IA 50266

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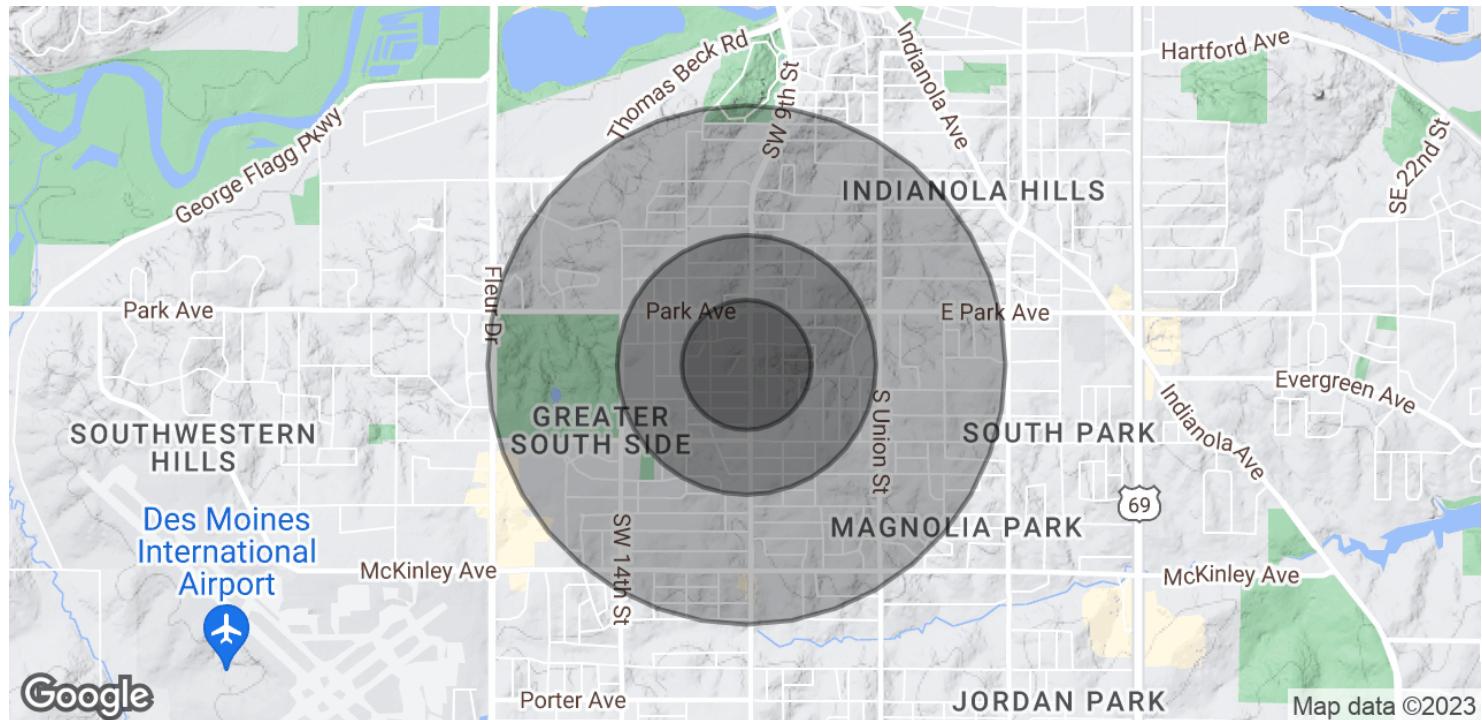
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	800	3,079	11,561
Average Age	38.9	38.8	38.6
Average Age (Male)	40.6	39.4	37.9
Average Age (Female)	38.3	38.8	39.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	315	1,256	4,807
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$68,458	\$67,998	\$65,490
Average House Value	\$152,783	\$146,577	\$142,554

\* Demographic data derived from 2020 ACS - US Census

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