

## RETAIL FOR SALE

# 3810 38TH ST

Des Moines, IA 50310



### PROPERTY DESCRIPTION

Well-maintained  $\pm$ 3,000 SF mixed-use building featuring two upper-level apartments and two main-level office units. Built in 1960 and zoned RX1, the property offers flexibility for both owner-users and investors seeking affordable space with income potential.

### PROPERTY HIGHLIGHTS

- $\pm$ 3,000 SF total | Four units (2 apartments + 2 offices)
- RX1 zoning allows for a variety of retail/office uses
- Solid 1960 construction with updated systems
- Convenient central Des Moines location

### OFFERING SUMMARY

Sale Price:	\$299,000.00
Number of Units:	4
Lot Size:	7,696 SF
Building Size:	3,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	321	1,393	6,080
Total Population	723	3,286	14,363
Average HH Income	\$102,084	\$97,034	\$92,279

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.

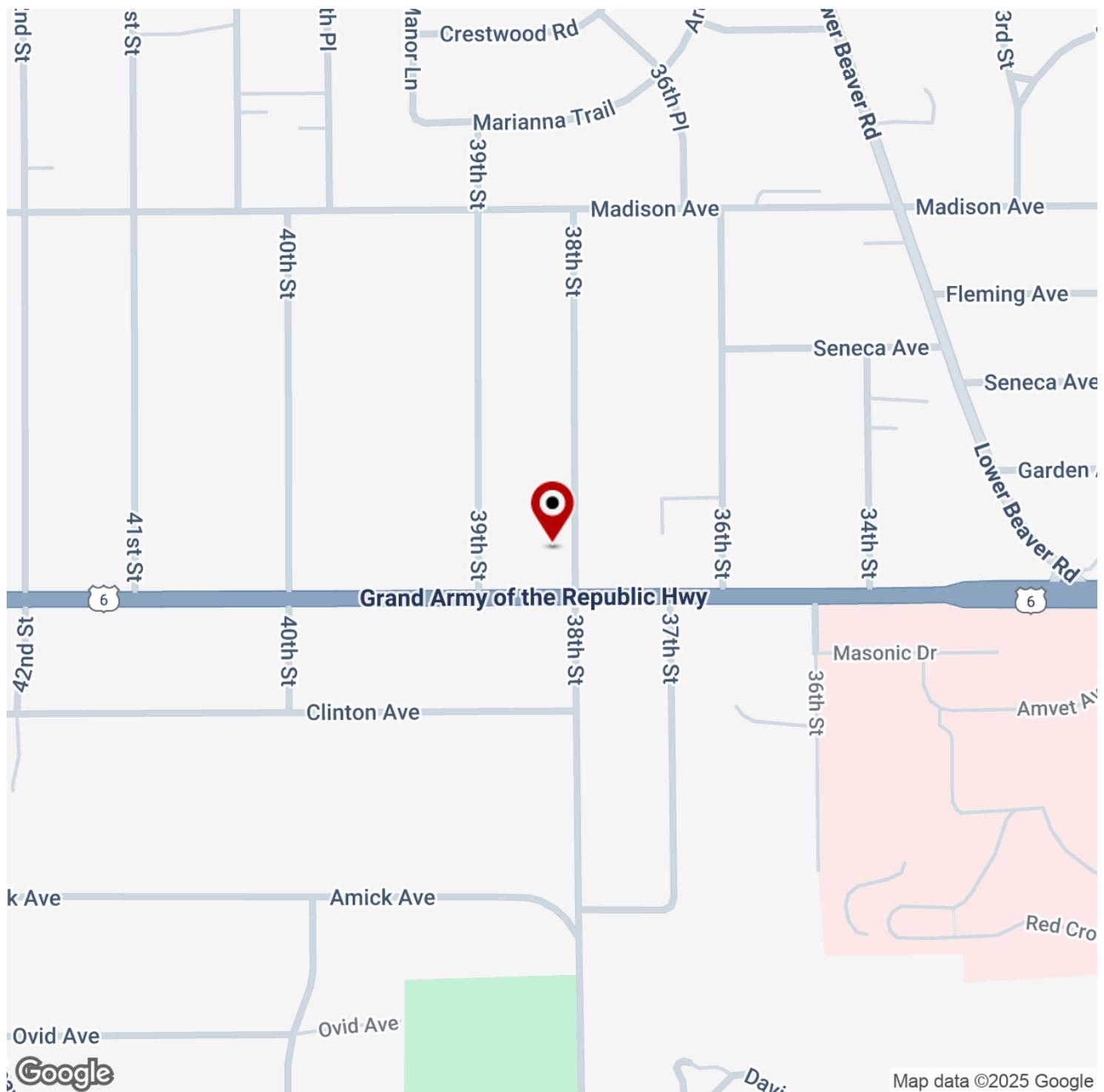
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4001 Westown Parkway  
West Des Moines, IA 50266

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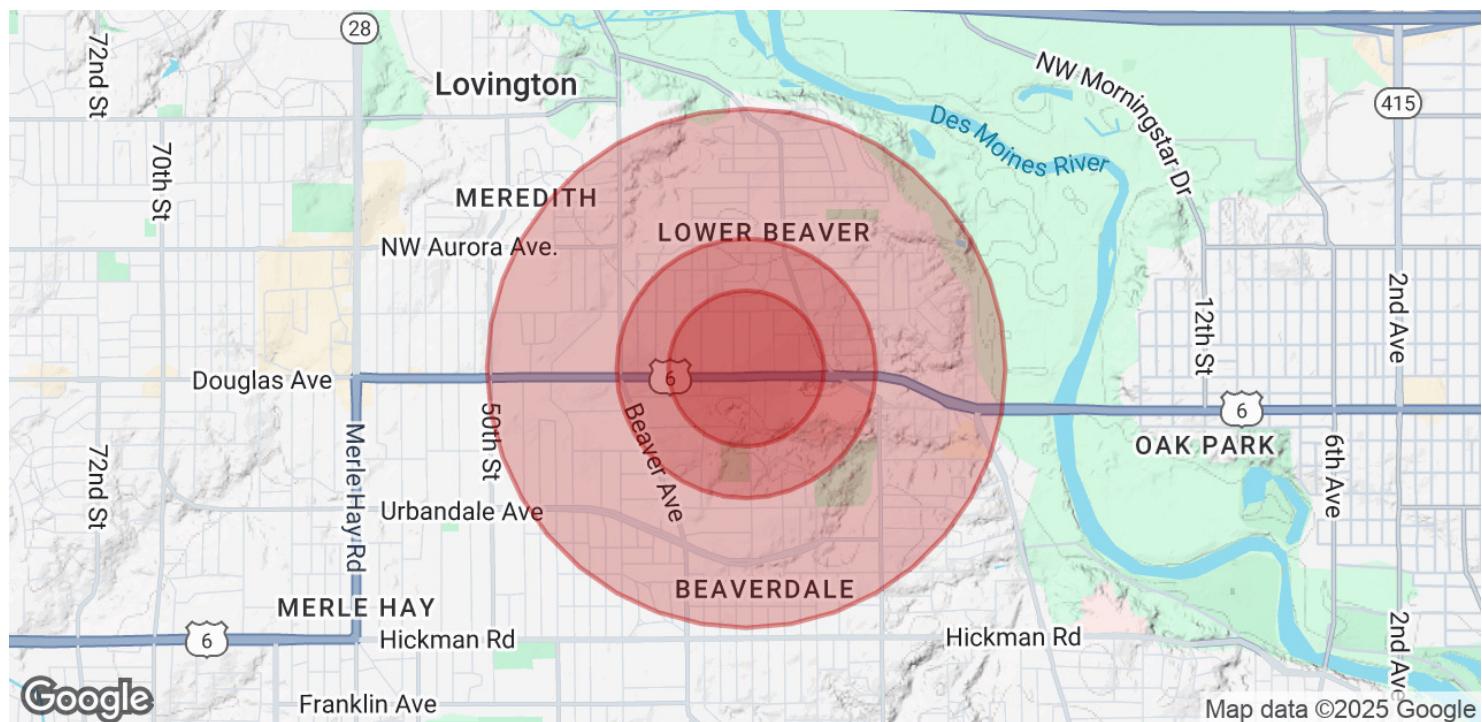
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Each Office Independently Owned and Operated

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	723	3,286	14,363
Average Age	42	41	40
Average Age (Male)	40	39	39
Average Age (Female)	44	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	321	1,393	6,080
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$102,084	\$97,034	\$92,279
Average House Value	\$237,371	\$230,679	\$235,074

Demographics data derived from AlphaMap

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