

1800 & 1818 KEOSAUQUA WAY

DES MOINES, IA

REDEVELOPMENT OPPORTUNITY

FOR SALE

\$636,000

NEAR DOWNTOWN
I-235 ACCESS



Actual property photo (April 2024); digitally edited for brightness and removal of loose debris.

PROPERTY HIGHLIGHTS



Near downtown

Just north of downtown Des Moines.



Convenient access

Keosauqua Way frontage near I-235.



Redevelopment potential

Existing storage building plus vacant land; subject to city approvals.

PROPERTY DETAILS

Building area	10,506 SF
Combined land	0.722 AC / 31,474 SF
Zoning*	NX1 Neighborhood Mix
Year built / remodel	1947 / 2016
Construction	Steel frame / metal
Wall height	16 ft (assessor)
Existing use	Self-storage / vacant land

*Assessor-listed zoning. Buyer to confirm permitted uses and redevelopment requirements with the City.

PARCEL AERIAL



Both offered parcels outlined in yellow

1800: 0.491 AC | 1818: 0.231 AC

Combined: 0.722 AC / 31,474 SF

Aerial supplied by seller/broker. Outlines are approximate and are not a survey.



MICK GROSSMAN

Managing Director

515.771.3299

mickg@kwcommercial.com

www.mickgrossman.com

KW COMMERCIAL

4001 Westown Parkway

West Des Moines, IA 50266

Keller Williams Greater Des Moines



Each Office Independently Owned and Operated.

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.