±0.97 ACRE
INFILL DEVELOPMENT SITE

EXISTING DUPLEX & PRIOR 10-UNIT DEVELOPMENT CONCEPT

HIGH VISIBILITY. INCOME TODAY. DEVELOPMENT TOMORROW.

2200 & 2206
INDIANOLA AVE
DES MOINES, IA 50315

ASKING PRICE

$550,000

$13.03 / SF

MINUTES TO DOWNTOWN DES MOINES

- Two contiguous parcels totaling 0.97 acres (42,200 SF)
- Indianola Avenue frontage and high traffic counts
- Minutes from Downtown Des Moines, Gray's Lake, and major corridors
- Existing up/down duplex (1910) – fully renovated in 1993
- Strong redevelopment potential
- Prior developer interest and conceptual plans available

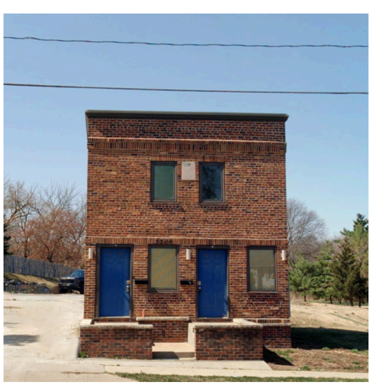
This unique offering combines an income-producing duplex with a sizeable refill development site in a growing corridor just minutes from Downtown Des Moines. The property previously attracted developer interest, and detailed conceptual plans have been prepared for a residential development.

PRIOR DEVELOPMENT CONCEPT

10-unit residential concept + existing duplex

Conceptual site plan approved by city planning and development in 2021. Shown for illustrative plans.

Any redevelopment, density, zoning, or site plan will require city of Des Moines review and approval.



EXISTING DUPLEX

- Purpose-built up/down duplex (1910)
- Fully renovated in 1993
- Most recently leased for $1,000 per side
- Successful Airbnb history
- Currently vacant
- Ideal for rental income while holding for future development

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