

FOR SALE

\$300,000

1.33 ACRE LOT

REDEVELOPMENT OPPORTUNITY

2805 & 2807 NE BROADWAY AVE
DES MOINES, IA 50317

NE 46TH AVE

NE 46TH AVE



PRIME LOCATION

Near I-80 / I-35
and Downtown
Des Moines



1.33 ACRES

Rectangular lot
with excellent
access



EXISTING STRUCTURES

Two residential
homes on site -
value is in the land



FRONTAGE

Approx. 150' of
frontage on
NE 46th Ave



**REDEVELOPMENT
OPPORTUNITY**

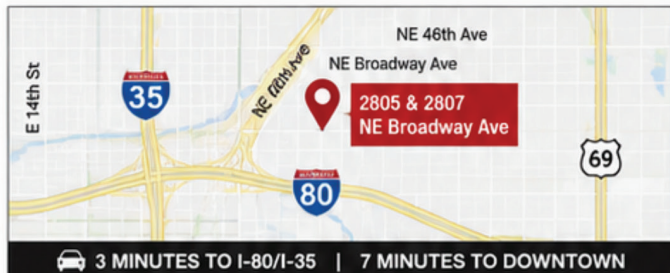
Ideal for multi-family,
commercial or storage

PROPERTY OVERVIEW

1.33-acre lot located just off NE 46th Avenue with quick access to I-80, I-35, and Downtown Des Moines. The property includes two residential structures but is being sold for land value. Excellent redevelopment opportunity in a growing area.



SALE PRICE
\$300,000



PROPERTY DETAILS



LOT SIZE:

1.33 Acres



ZONING:

N3b - Neighborhood District



FRONTAGE:

Approx. 150' on NE 46th Ave



UTILITIES:

All utilities available



IMPROVEMENTS:

Two residential homes on site
(value is in the land)



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