

Freestanding Commercial Building

3811 56th Street, Des Moines, Iowa

**FOR
SALE**



Property Description

- ◆ 3,430 Square Foot Building Available For Sale
- ◆ Sale Price: \$275,000
REDUCED TO \$249,000
- ◆ **Contract Terms Possible**
- ◆ Taxes: \$7,322 (2010/2011)
- ◆ 0.254 Acre Site
- ◆ Zoned Commercial (C-O/C-1)
- ◆ Built in 2000
- ◆ Nicely Finished Interior - Painted Walls, Well Lit, Heavy Concrete Floor & Insulated

Amenities

- ◆ Conveniently Located Three Blocks East of Merle Hay Road off Douglas Avenue
- ◆ Fully Heated & Air Conditioned
- ◆ Security Alarm & Exterior Lighting
- ◆ Handicapped Accessible Restrooms
- ◆ Approximately 10 Off Street Parking Spaces

FOR ADDITIONAL INFORMATION CONTACT:

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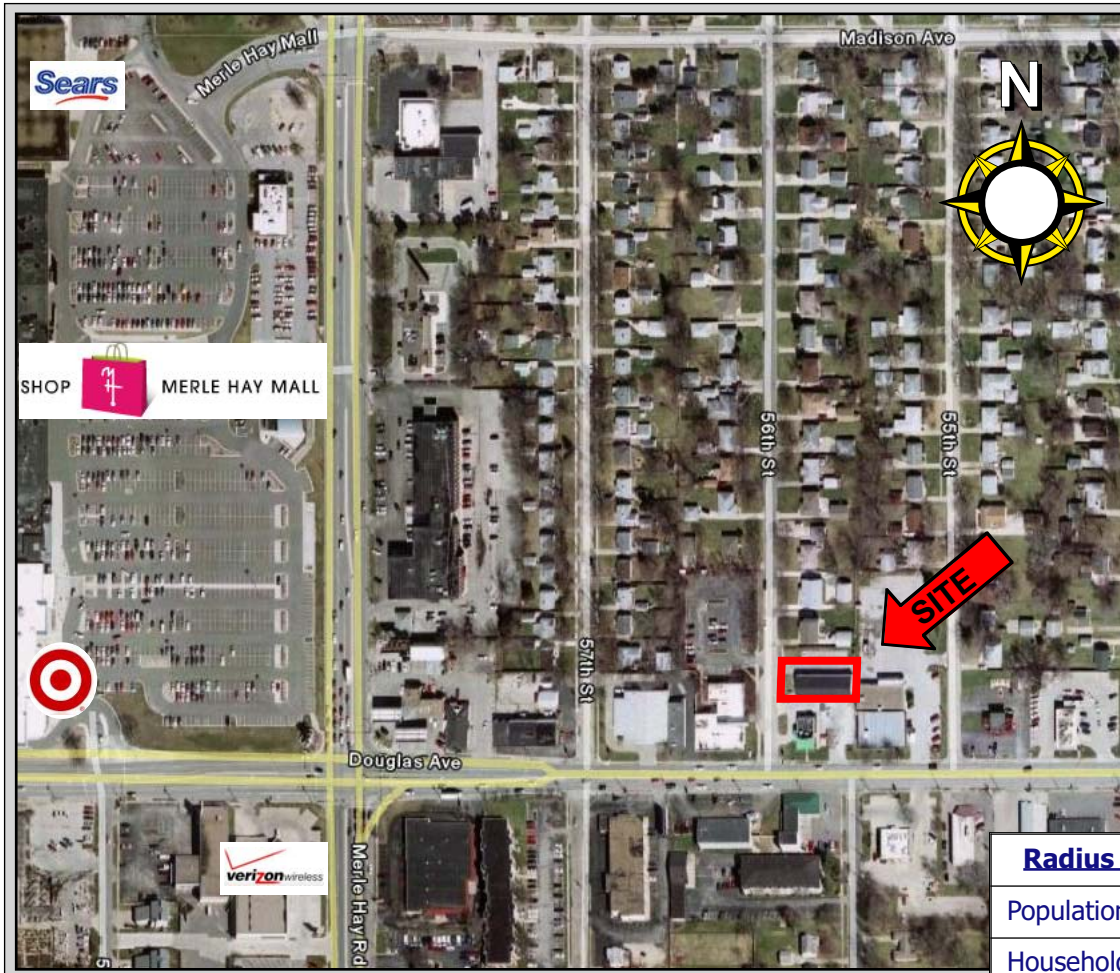
(515) 280-5200 fax

www.terruss.com

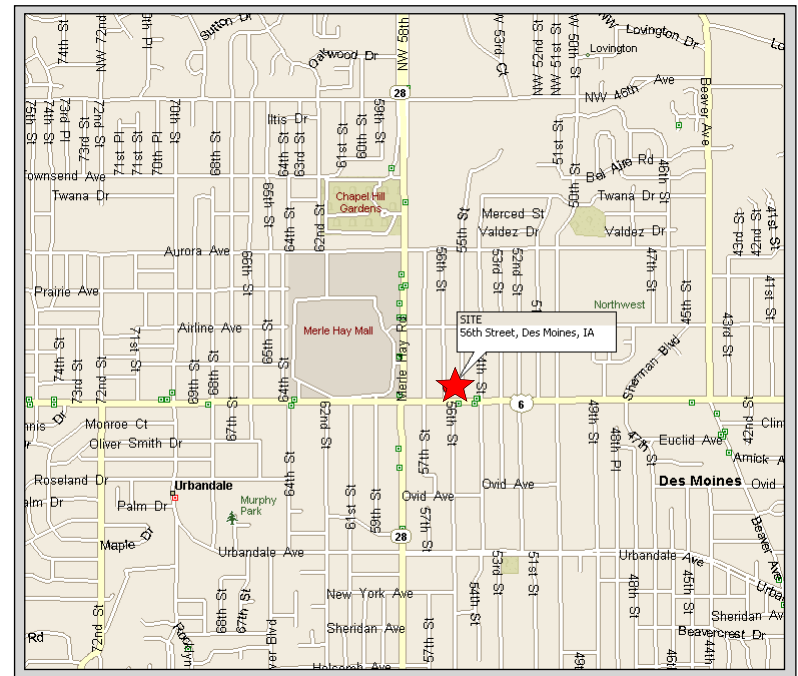
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LOCATION MAP



DEMOGRAPHICS (2011)

Radius (miles)	1.0	3.0	5.0
Population	14,292	96,370	198,392
Households	6,339	40,564	83,342
Avg. HH Income	\$60,084	\$68,934	\$67,769
Median HH Income	\$51,467	\$56,675	\$52,503
Avg. Median Age	36.18	36.14	35.90



Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.