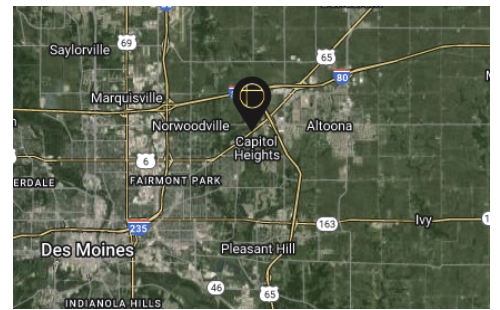
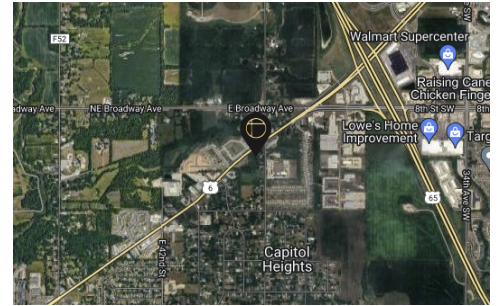




# 4400 E 46TH ST.



\$1,268,000



4400 E 46TH  
STREET, DES  
MOINES, IA 50317

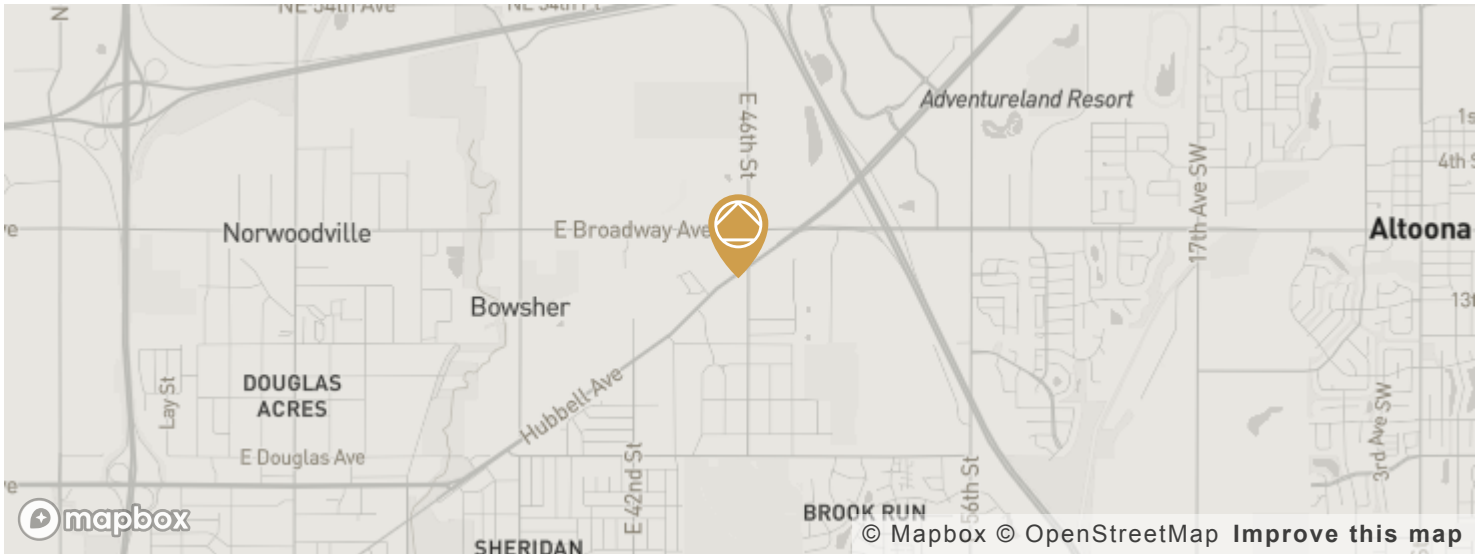


4.479 ACRES



LAND

- Rapidly expanding redevelopment corridor
- Lighted intersection on SW corner of E Hubbell and E 46th St.
- General Use: Land (house included)
- Zoning: MX3 Mixed Use District
- Highest and Best Use: Retail, Office, Owner User, (Banking, Medical)
- Sewer Trunk Line on site
- Other Utilities on site or readily available
- Population 3 Mile Radius 38,000, 5 Mile radius 94,000
- Traffic Count Hubbell Ave: 14,000 VPD +/-
- Hubbell Ave Frontage: 460' +/-
- TIF available for approved users



# LISTING AGENTS



COMMERCIAL AGENT

BEN DIGMANN

515-864-1222