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COMPANY



NNN INVESTMENT OPPORTUNITY **FOR SALE**

2100 E 14th Street, Des Moines, IA, 50316

BLAKE PAGLIAI
515.720.6215
blake.pagliai@calibercompany.com
Licensed in IA



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2100 E 14th Street, Des Moines, IA, 50316 **FOR SALE**



INVESTMENT OVERVIEW:

This property presents an excellent investment opportunity featuring a fully leased commercial building in a prime location with high visibility and traffic counts. The building consists of three tenants on triple net leases, ensuring stable cash flow and minimal landlord responsibilities. Annual rent escalations are included, adding value over time. Additionally, the property features a recently renovated middle unit and a waterproofed basement, enhancing the overall appeal and functionality. Offered at \$650,000 with favorable financing options available, this investment promises strong returns and future growth potential.

- Fully leased with 3 tenants
- Triple Net (NNN) leases with annual rent increases
- Recently renovated middle unit
- Pricing Guidance: \$650,000
- CAP Rate: 9.86%
- Call for Proforma
- Bank financing available at this price



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PROPERTY DETAILS:

Building Size:	5,760 SF
Lot Size:	13,130 SF
CAP Rate	9.86%
Basement:	3,380 SF, recently waterproofed
Traffic Count:	Over 20,000 vehicles per day on 14th Street

