

# For Sale

**DENNY ELWELL COMPANY**  
Commercial Real Estate & Development

## INVESTMENT PROPERTY

**OFFICE/RETAIL**  
FOR SALE  
ANKENY, IOWA



7040 NE 14th St  
Ankeny, Iowa 50023



- For Sale-20,400 SF Mixed-Use Development Property
- Street Level -Three Retail/Office Spaces,  
Second Level-Six Apartments,  
Flex Space-Two 3,300 SF Flex Buildings
- 2019 Construction
- 1.437 Acres
- Access to NE 14th St and 70th Ave
- Located Between Des Moines and Ankeny
- SALES PRICE: \$3,417,227 Based on a 7%  
Capitalization Rate



[dennyelwellcompany.com](http://dennyelwellcompany.com)

515-964-1587

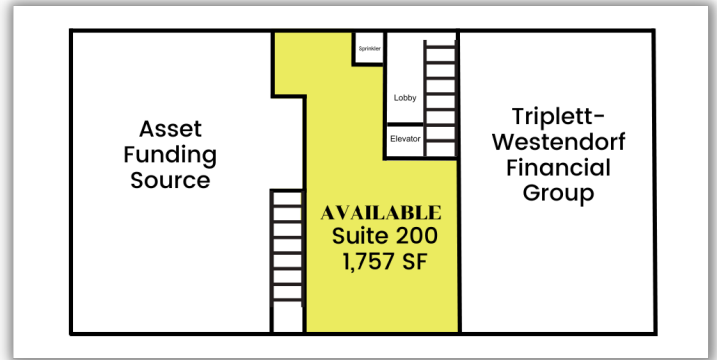
Darcy Gill  
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2401 SE Tones Dr Suite 17 Ankeny, Iowa 50021  
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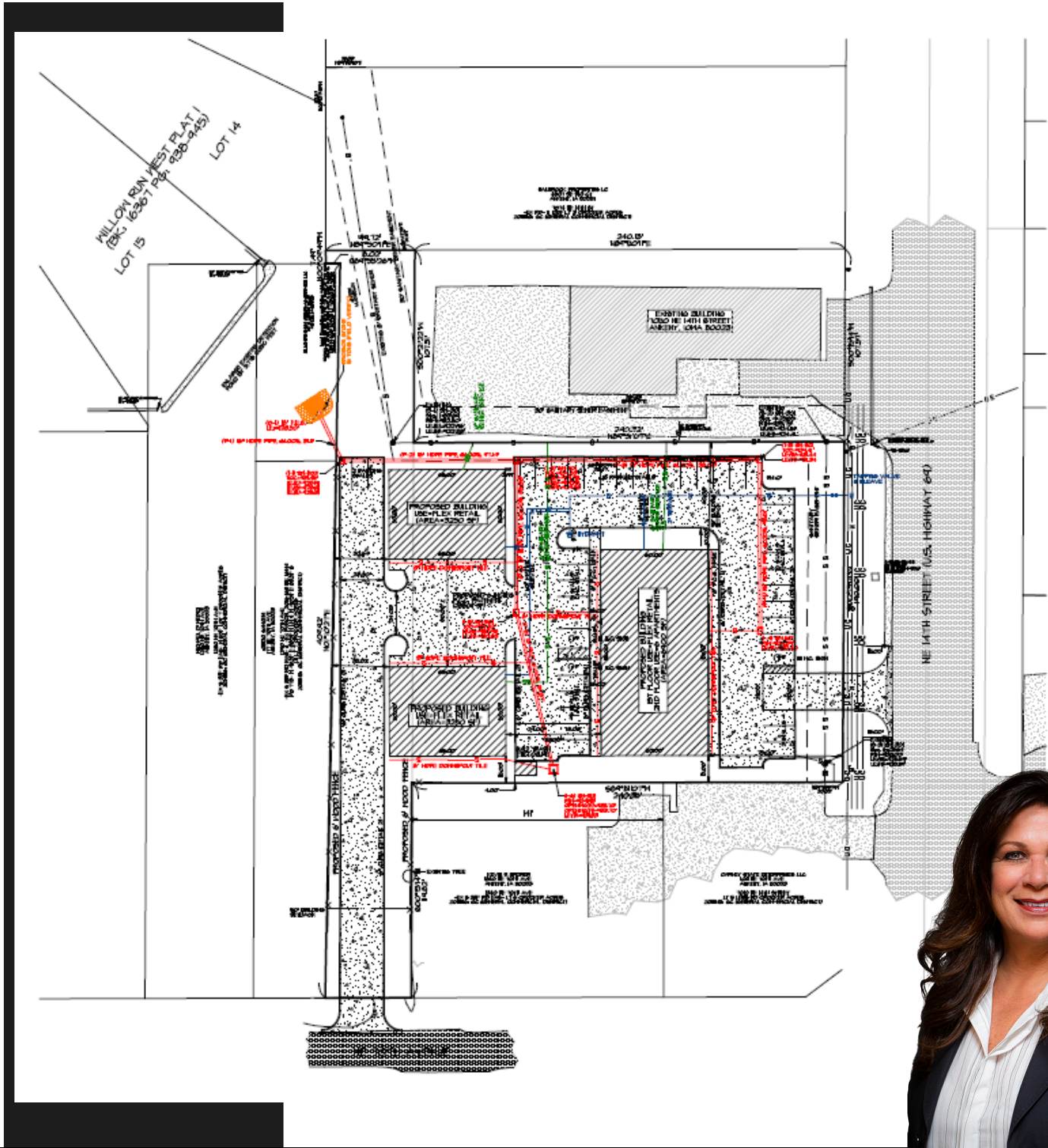
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