

FOR SALE

FORMER BANK OFFICE BUILDING

CBRE



2805 S ANKENY BLVD

ANKENY, IOWA



PROPERTY FEATURES

Located along one of Ankeny's primary commercial corridors, this highly visible property features 4,106 square feet on 1.68 acres, offering ample site area and parking for office and medical users.

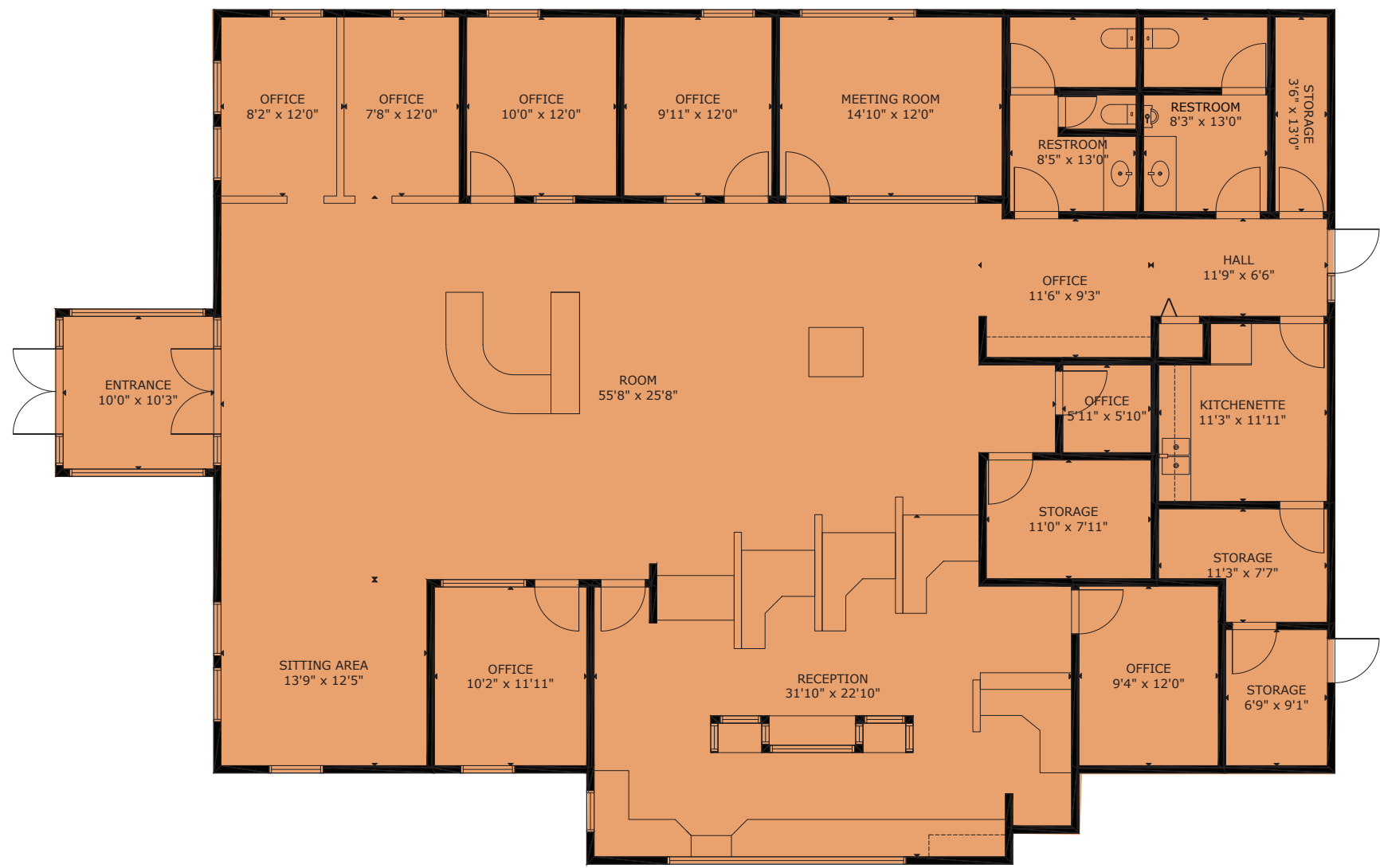
The prominent location provides exceptional frontage and visibility along S. Ankeny Boulevard, a heavily traveled commercial corridor connecting residents to Ankeny's premier retail, dining, medical, and professional service destinations. Positioned within one of Central Iowa's fastest-growing communities, the property offers outstanding exposure and accessibility for businesses seeking a strong market presence.

Property Features

- Total Building Size: 4,106 SF
- Land Size: 1.68 Acres
- Monument Signage
- 3 Drive Lanes and ATM
- Real Estate Taxes: \$13.54/SF (\$55,605.67 per year)
- Constructed in 2007
- Excellent access to S. Ankeny Boulevard, Oralabor Road, and Interstate 35.
- Offered below replacement cost, providing exceptional value.
- Turnkey opportunity suitable for a variety of office, financial, and professional service uses.
- High-visibility location along one of Ankeny's premier commercial corridors.



FLOOR PLAN



SITE PLAN







CBRE

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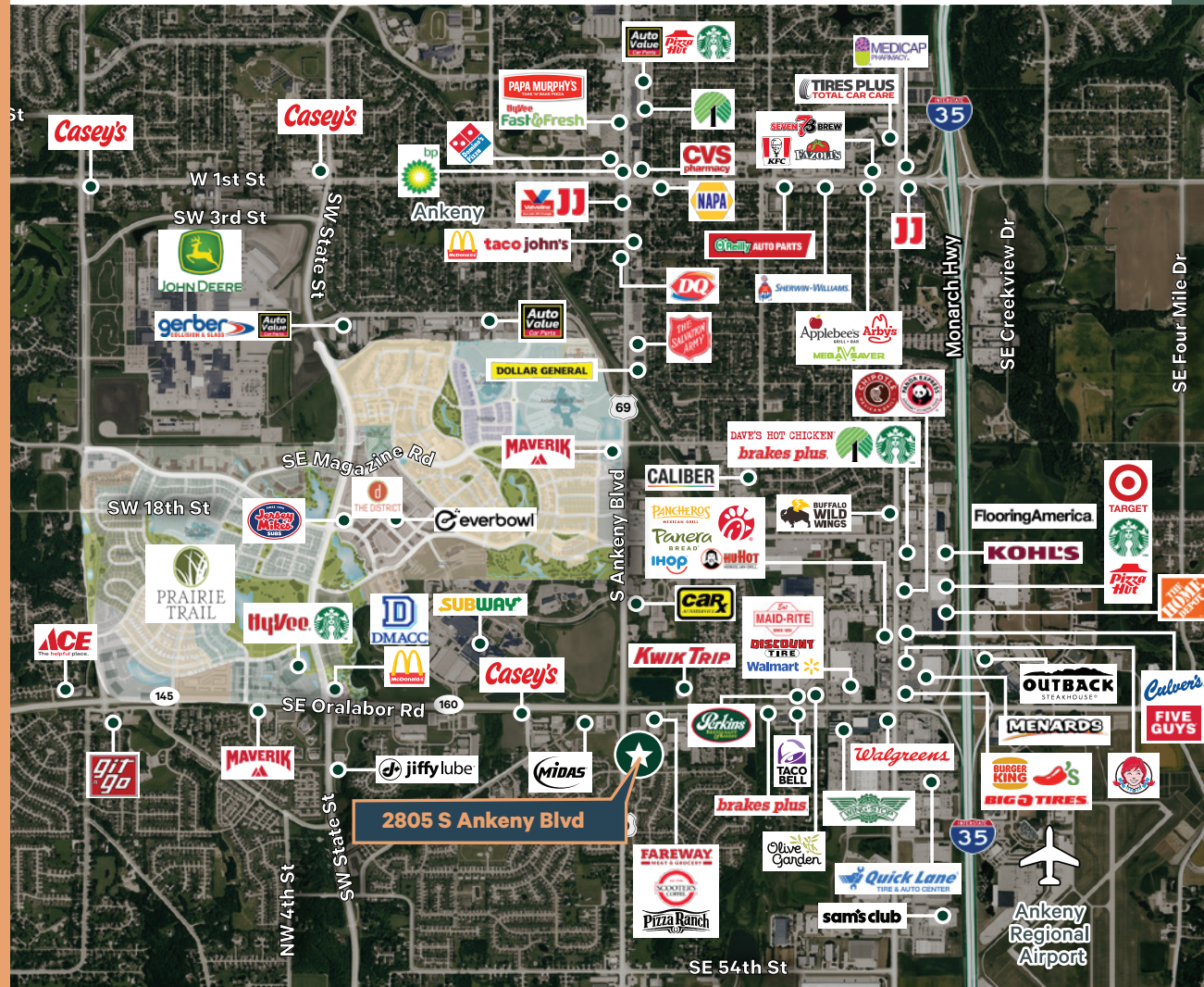
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CBRE

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LOCATION



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