



BUILDING AVAILABLE

\$499,000

FOR SALE OR LEASE

OFFICE OR RETAIL

13 PARKING SPACES

9+ OFFICES AND STORAGE

LEASE: \$15 PSF NNN

306 South Ankeny Boulevard **Ankeny, IA 50023**

Great owner user opportunity for office or retail. This space features 5 levels and 4,272 sqft, and is seen by 20,000 VPD. Zoned C-2 (General Retail, Highway-Oriented, and Central Business Commercial District). Showroom in entryway, 9+ offices, 3 bathrooms, and a break room, and large storage basement. Abundant natural light.

For lease for \$15 PSF NNN on busy corridor. TI's available.

Tour today!





Inquire today.

ADAM WELTHA

Associate

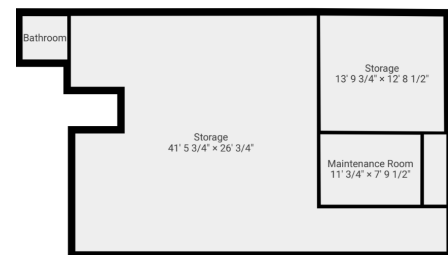
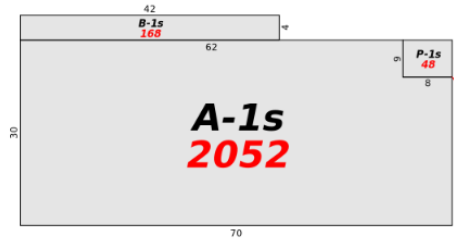
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RE/MAX Concepts

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