

FOR  
SALE

# 710 S ANKENY BLVD. REDEVELOPMENT OPPORTUNITY

ANKENY, IOWA

3.73 acres  
C-2 zoning



FOR MORE  
INFORMATION  
PLEASE CONTACT

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[www.cbrehc.com](http://www.cbrehc.com)

**CB Richard Ellis/Hubbell  
Commercial**  
6900 Westown Parkway  
West Des Moines, Iowa  
50266

LISTING # 1058511

## PREMISES:

- 3.73 acres
- Development Incentives (Renew Ankeny Incentive Policy) - call agents for details
- 17,600 vehicles per day
- Ankeny Boulevard Frontage
- C-2 Zoning
- 5,000 sq ft Retail/Flex Building on site
- Near newly constructed Ankeny Police Headquarters
- Near future Ankeny High School (Fall, 2010)
- Buyer would have the ability to subdivide into approximately 1 acre & 2.73 acre lots

SALE PRICE: \$973,900  
\$6.00/sf

