

Available For Sale

Prime commercial property package in Ankeny, Iowa

\$1,120,000

102 & 108 SE 3rd Street Ankeny, Iowa 50021

Property overview

- Availability: 8,244 SF (3 buildings) | 0.45 acres
 - o 102 SW 3rd St. | 6,104 SF
 - o 108 SW 3rd St. | 640 SF
 - 108 SW 3rd St. | 1,500 SF
- Zoning: C-2

Invest in a newly renovated showroom with modern open floor plan, high-end finishes, and ample natural light. Property includes extra storage and income from long-term salon tenant. Ideal for owner-occupants or investors seeking portfolio growth. Combines prime location with versatile spaces and long-term potential in Ankeny's thriving commercial district.

Meredith Hedstrom

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Nick Anderson

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Marcus R. Pitts, CCIM, SIOR

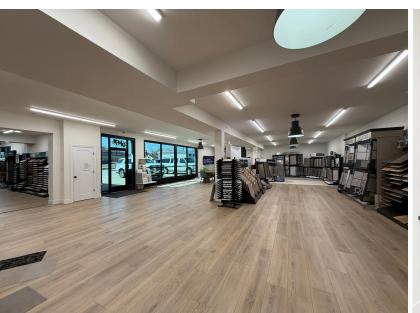
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Property photos











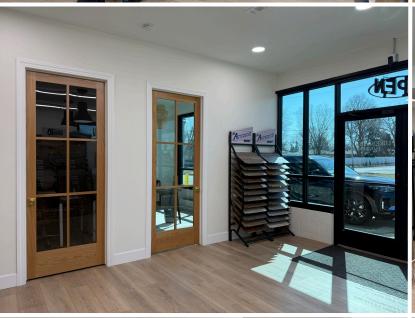


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Property photos















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Demographics

	1 mile	3 miles	5 miles	S. Ankeny Blvd.	17,900 VPD
Est. population	11,834	68,962	77,192	3. Alikelly bivu.	17,300 VI D
Est. households	4,858	27,079	32,051	1st St	17,800 VPD
Est. Average HH income	\$101,722	\$112,024	\$113,598		

Contact broker for additonal information

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