



**TWO TENANT BUILDING FOR SALE
OR
TURN-KEY RESTAURANT FOR LEASE**

810 E 1st Street
Ankeny, Iowa 50023



PROPERTY OVERVIEW

Sales price

\$2,900,000

8,071 SF two tenant, 2-story building

1,500 SF corporate Krispy Kreme lease

6,571 SF vacant restaurant space (4,798 SF 1st floor and 1,773 SF 2nd floor) with additional 3,294 SF of patio and roof top space

OR

Lease rate

\$13,690/mo NNN

Annual NNN rent totals **\$25.00 PSF** for the enclosed 6,571 SF or **\$16.65 PSF** for the total useable 9,865 SF

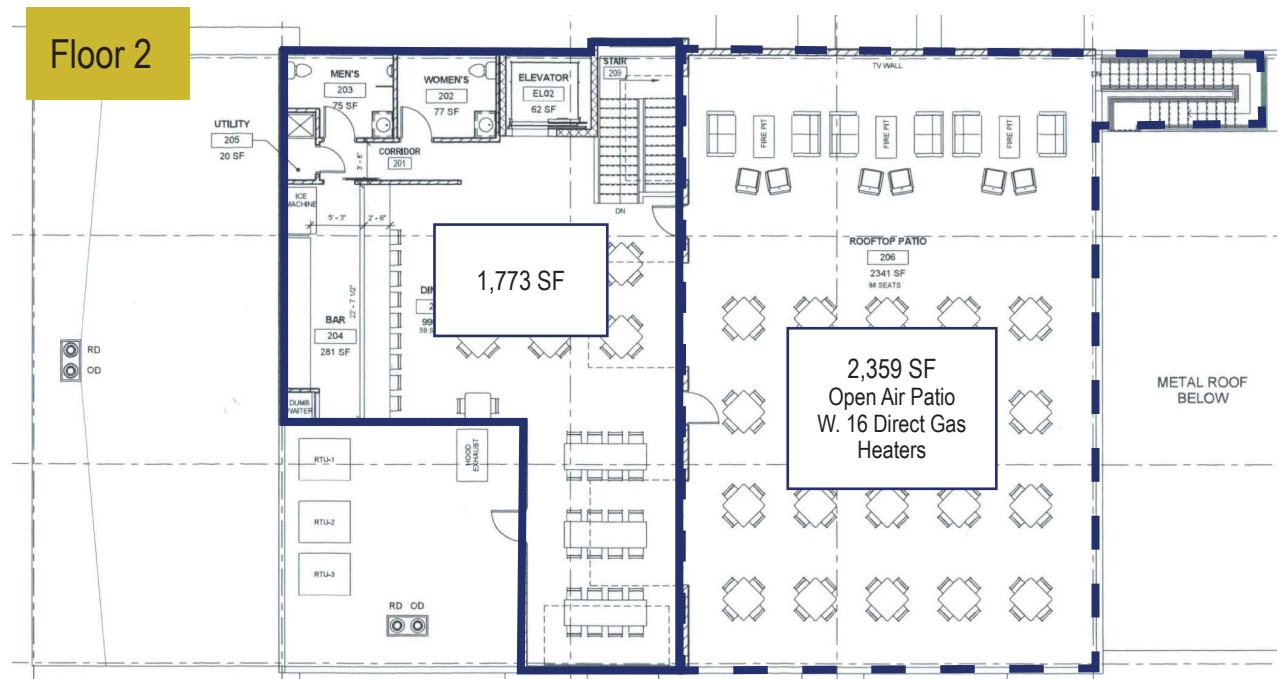
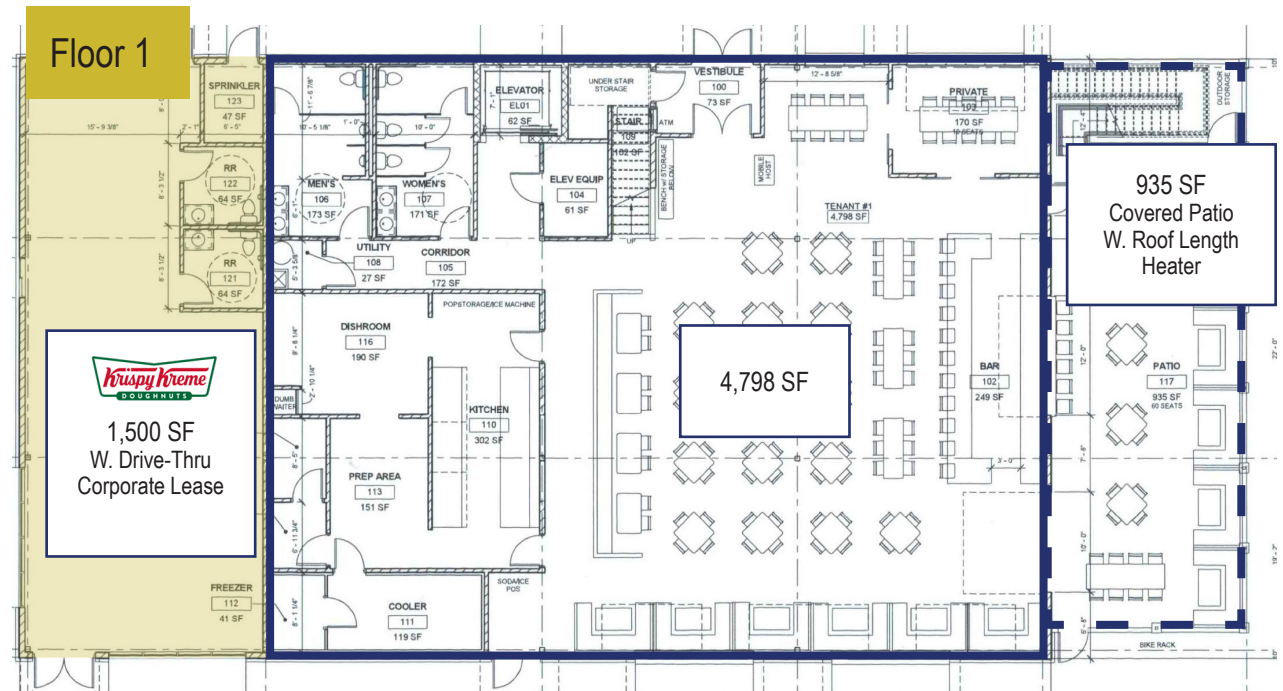
- Lot size: 1.55 acres
- Two 5,000 gallon grease interceptors
- 82 onsite parking stalls with 100 additional cross parks

This prime location is located 3 blocks west of Interstate 35 along E 1st Street, a major high traffic, 5-lane east-west thoroughfare, connecting residential neighborhoods to key commercial destinations throughout Ankeny.



RESTAURANT SPACE HIGHLIGHTS

- Furniture, cooler, freezer, hood & all equipment included
- Garage doors
 - 1st floor: 6
 - 2nd floor: 3
- Patios
 - 1st floor: covered with roof length electric heater
 - 2nd floor: 16 direct gas heaters
- Passenger elevator and dumb waiter
- Restrooms & bars on 1st & 2nd floors
- 2 drop-down projector screens



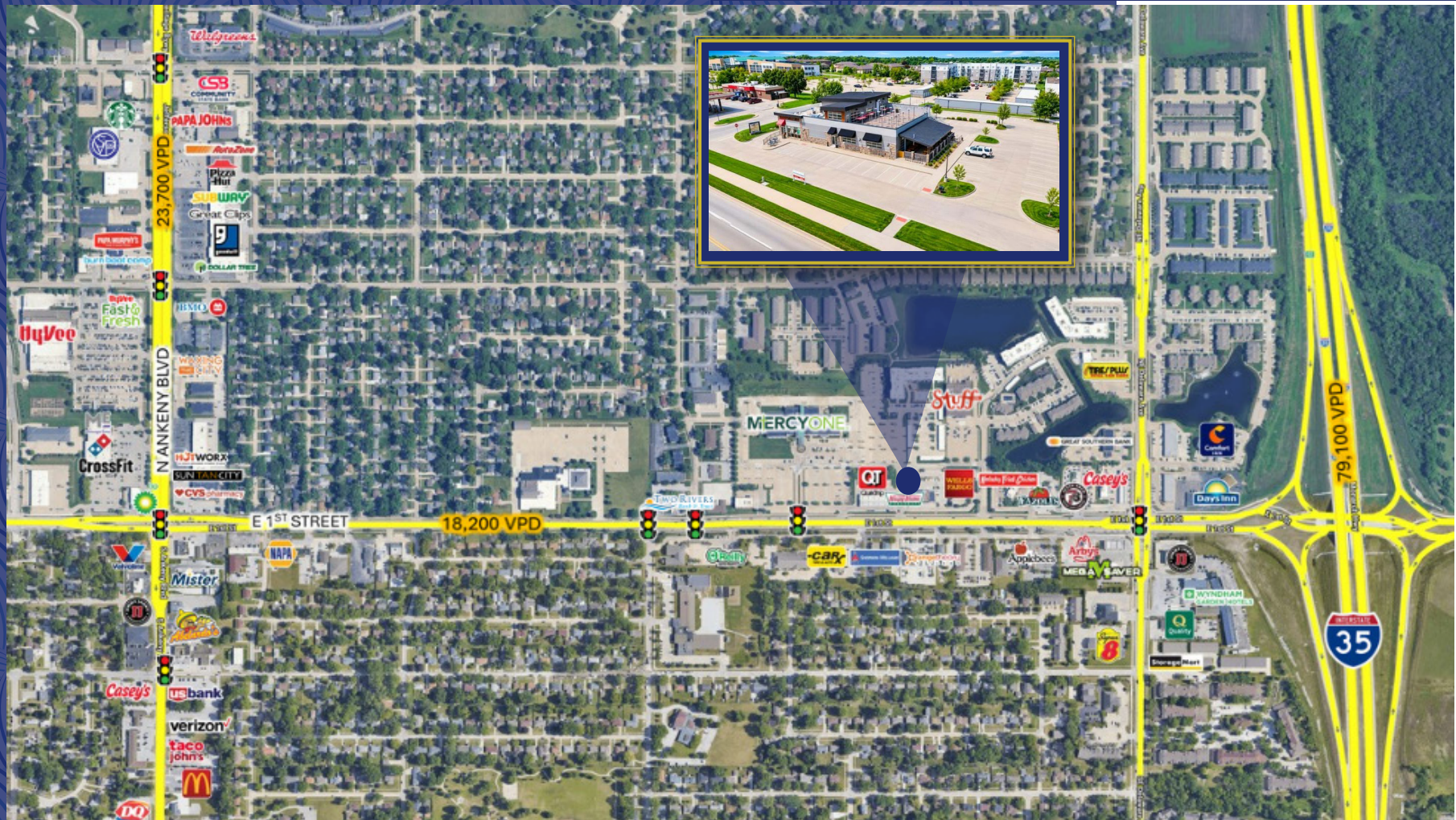






LOCATION

	3-miles	5-miles	10-miles
Population Daytime	53,968	74,718	273,763
Population	27,820	34,769	194,885
Average HH Income	\$124,352	\$129,667	\$110,019





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