

FOR SALE

SKATE WEST BUILDING

REDEVELOPMENT OPPORTUNITY

2019 GRAND AVENUE, WEST DES MOINES, IOWA 50265

REDUCED SALE PRICE



REDEVELOPMENT PROPERTY

This building is a unique redevelopment opportunity in the western suburbs. Sitting on a 2 acre site that fronts Grand Avenue, the property consists of 18,368 square feet and includes a roller skating rink and an apartment living unit in the rear that is currently utilized for storage. A majority of the building is clear-span providing much flexibility in terms of the re-purpose of the building to retail, recreational, or light industrial uses.

+ Available Space

- 18,368 SF
- 2.0 Acre Site (200' x 435.6')

+ New Sale Price

- \$1,000,000 (\$54.44/SF) **\$850,000**

+ Property Features

- Built in 1970
- Zoning: LI (Light Industrial District)
- Construction: Concrete block exterior walls
- Deed restricted against operation as roller skating rink
- Real Estate Taxes: \$24,892/year (\$1.32/SF)
- Located just 0.2 Miles from Normandy Plaza, Hy-Vee and Walgreens



CONTACT US

BILL WRIGHT

Senior Vice President
+1 515 221 6672
bill.wright@cbre-hubbell.com

CHRIS PENDROY, CCIM, SIOR

Vice President
+1 515 221 6605
chris.pendroy@cbre-hubbell.com

GRANT WRIGHT

Sales Associate
+1 515 221 6695
grant.wright@cbre-hubbell.com

Licensed in the State of Iowa.

CBRE | HUBBELL COMMERCIAL

6900 Westown Parkway
West Des Moines, Iowa 50266
www.cbre.com/desmoines

LISTING# 1500895

CBRE | Hubbell
Commercial

Part of the CBRE affiliate network

FOR SALE SKATE WEST BUILDING

REDEVELOPMENT OPPORTUNITY
2019 GRAND AVENUE
WEST DES MOINES, IOWA 50265



Google Earth

© 2018 Google

© 2020 Hubbell Commercial Brokers, L.C., d/b/a CBRE|Hubbell Commercial. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdraw without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

CBRE | Hubbell
Commercial

Part of the CBRE affiliate network