



**Darcy Gill**

2401 S.E. Tones Drive #17

P.O. Box 187

Ankeny, Iowa 50021

515-964-1587

**Price  
Reduced  
Further**

**FOR SALE**



**4001 WESTOWN PKWY, WEST DES MOINES**

*[www.dennyelwellcompany.com](http://www.dennyelwellcompany.com)*

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Licensed in the State of Iowa



## **PREMISES:**

15,563 SF building situated on 2.98 acres

## **SALES PRICE:**

~~\$1,950,000.00~~     ~~\$1,400,000.00~~     **\$1,300,000.00**

## **FEATURES:**

- Beautiful brick façade, extensive landscaping, circle drive entry
- Located in strong retail corridor
- Ample parking—187 stalls
- Easy access to I-235/I-35
- Great street appeal
- Easily converted to general commercial use
- Real estate taxes—\$83,616.00;  
    **Taxes decrease 9/2011 to approx \$67,005.00 annually**
- Zoned C-2
- 300 person occupancy



# Aerial Map



# Demographic Profile



	1 Mile	3 Miles	5 Miles
<b>Population</b>	8,776	76,489	160,409
<b>Households</b>	4,163	33,507	68,709
<b>Avg Household Income</b>	\$83,318	\$90,784	\$88,476

