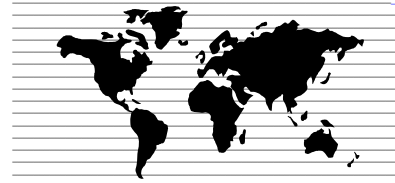


INVESTMENT  
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**McROBERTS**

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## COMMERCIAL SITE

For Sale

### PROPERTY INFORMATION:

**7201 SE 14<sup>th</sup> Street (Hwy. 69)  
Des Moines, Iowa 50320**

**2.0 Acres**

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<b>Location:</b>	East side of SE 14 <sup>th</sup> Street, south of Army Post Road, east of SouthRidge Regional Mall, North of Hwy. 65 Metro Traffic Loop, in the SE portion of City of Des Moines.
<b>Zoning:</b>	C-2, General Retail and Highway Oriented Commercial District. (Notice of change)
<b>Use:</b>	Most commercial uses including: Office, Retail and Multi-Family.
<b>Frontage:</b>	400 Feet on SE 14 <sup>th</sup> Street. 4-Lane highway with 2-way access
<b>Topography:</b>	Level –sloping, with high elevation.
<b>Utilities:</b>	Water, Sanitary Sewer, Electricity, Telephone, Natural Gas to be confirmed. Storm sewer by highway side-drainage waterway.
<b>Improvements:</b>	None.
<b>Comments:</b>	Excellent exposure and access.
<b>Legal Description:</b>	GeoParcel Number: 7824-35-151-006 and 7824-35-151-007
<b>Price:</b>	\$ 5 - 10 / s.f. of site area.* (Buy all or part.*)

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