

## INDUSTRIAL FOR SALE

# 101 ASHWORTH RD

West Des Moines, IA 50265



### PROPERTY DESCRIPTION

101 Ashworth is a 6,718sf Office, Showroom, Warehouse and outdoor storage facility located at near the corner of Ashworth and 63rd. Street. The property is over a half acre and had enclosed outdoor storage. Located off the 63rd Street exit on I235.

### PROPERTY HIGHLIGHTS

- 4,644 sf Office and Showroom
- 2,074 sf Warehouse
- 950sf Climate Controlled Storage
- Outdoor fenced in storage
- West Des Moines

### OFFERING SUMMARY

Sale Price:	\$1,000,000.00
Warehouse:	2,074 SF
Office / Showroom:	4,644 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	131	772	4,948
Total Population	315	1,833	10,754
Average HH Income	\$109,558	\$117,422	\$104,407

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 withdrawal 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.

**MICK GROSSMAN**  
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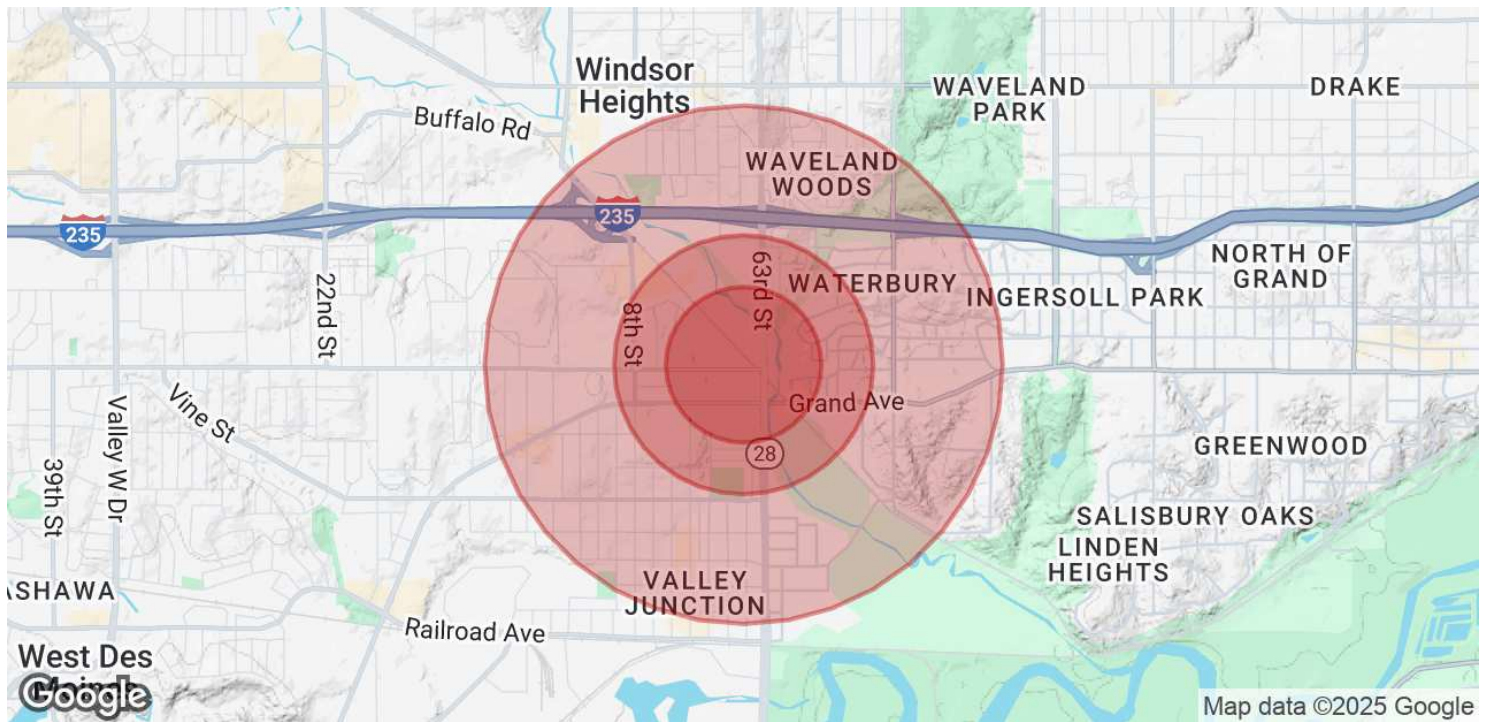
**KW COMMERCIAL**  
4001 Westown Parkway  
West Des Moines, IA 50266

Each Office Independently Owned and Operated

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	315	1,833	10,754
Average Age	40	40	40
Average Age (Male)	39	40	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	131	772	4,948
# of Persons per HH	2.4	2.4	2.2
Average HH Income	\$109,558	\$117,422	\$104,407
Average House Value	\$273,653	\$308,527	\$292,608

Demographics data derived from AlphaMap

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