

FOR SALE

# 2120 INGERSOLL AVE

DES MOINES, IA 50312



**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

**LENDER OWNED**



## CALL FOR OFFERS

Offers Due: January 23<sup>rd</sup>, 2025 @ 5:00 PM

Sale Price: Subject to Offers

## PUBLIC TOUR DATES

January 9<sup>th</sup> @ 10:00 – 11:00 AM

January 16<sup>th</sup> @ 1:00 – 2:00 PM

# Property Overview

## SALE PRICE: SUBJECT TO OFFERS

Address	2120 Ingersoll Ave
City	Des Moines
State	Iowa
County	Polk
Zip	50312
Site Area (Acres) - 3 Tax Parcels	0.435
Total Building Size (SF)	5,496
Zoning	MX2 - Mixed Use District
Number of Floors	2 + Rooftop Patio
Year Built	2021

### PROPERTY FEATURES

- Prime location near downtown Des Moines
- Excellent visibility, signage and traffic counts
- Ideal opportunity for restaurant, bank, office, etc.
- Former restaurant and tavern
- Architectural design elements with high end finishes
- 2 x 5,000 gallon grease interceptor
- Building is vacant



# Property Overview

**DOWNTOWN  
DES MOINES**

**SECOND FLOOR  
970 SF + PATIO**

**ROOFTOP PATIO**

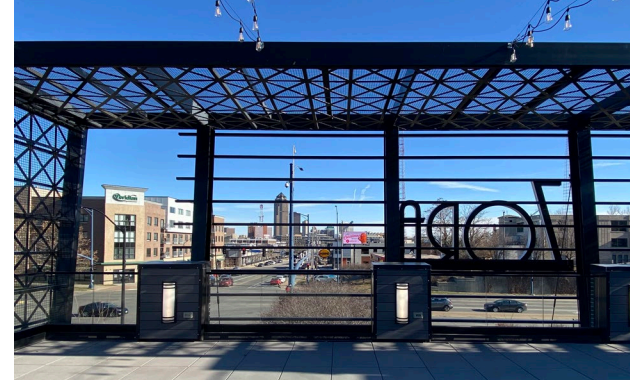
**MAIN FLOOR  
4,526 SF + PATIO**

**MLK PKWY  
33,213 VPD**

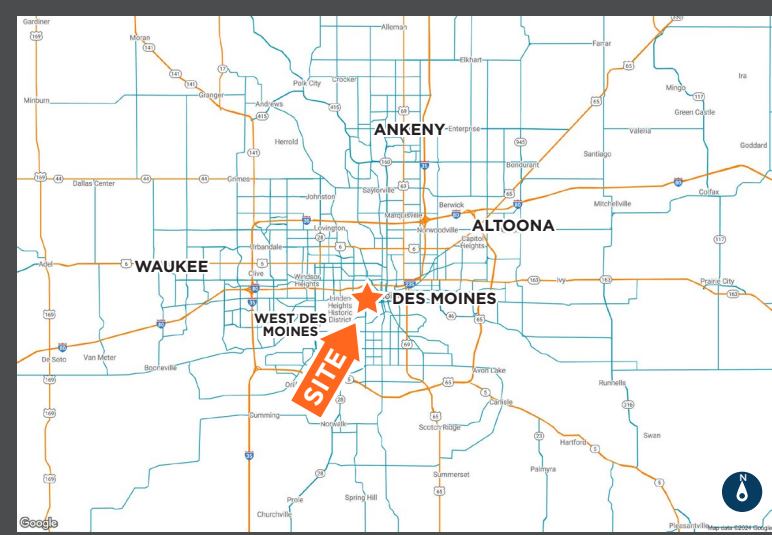
**INGERSOLL AVE  
13,828 VPD**



# GALLERY



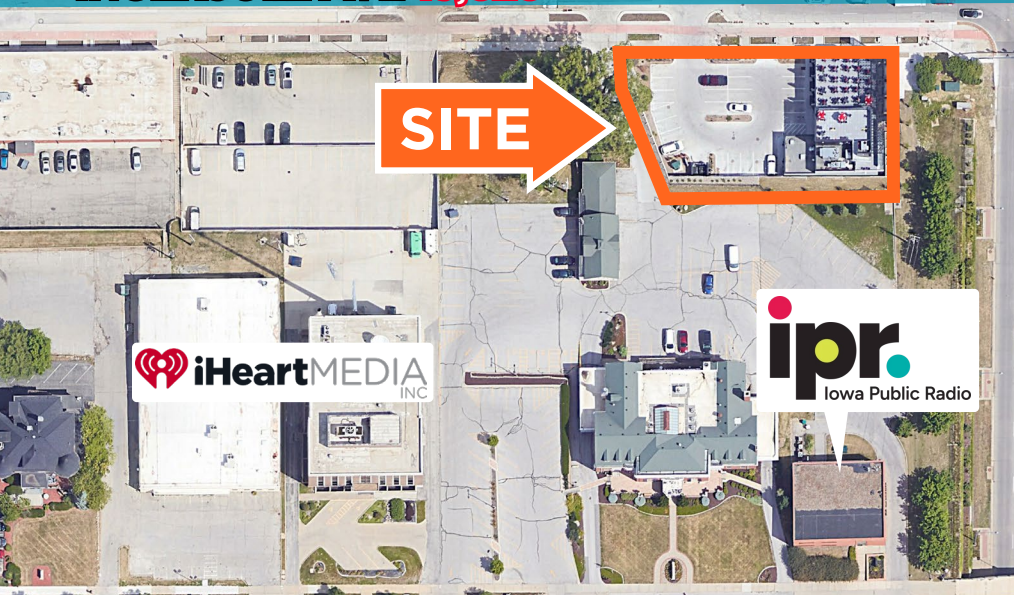
# Market Map



# Market Map



INGERSOLL AVE 13,828



GRAND AVE 10,126 VPD





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