

FOR LEASE

## Restaurant

3,010 Sq Ft

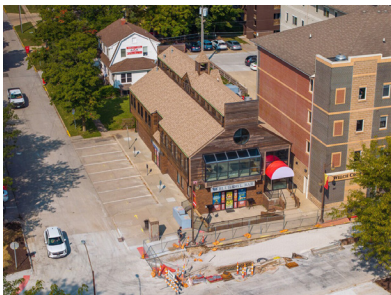
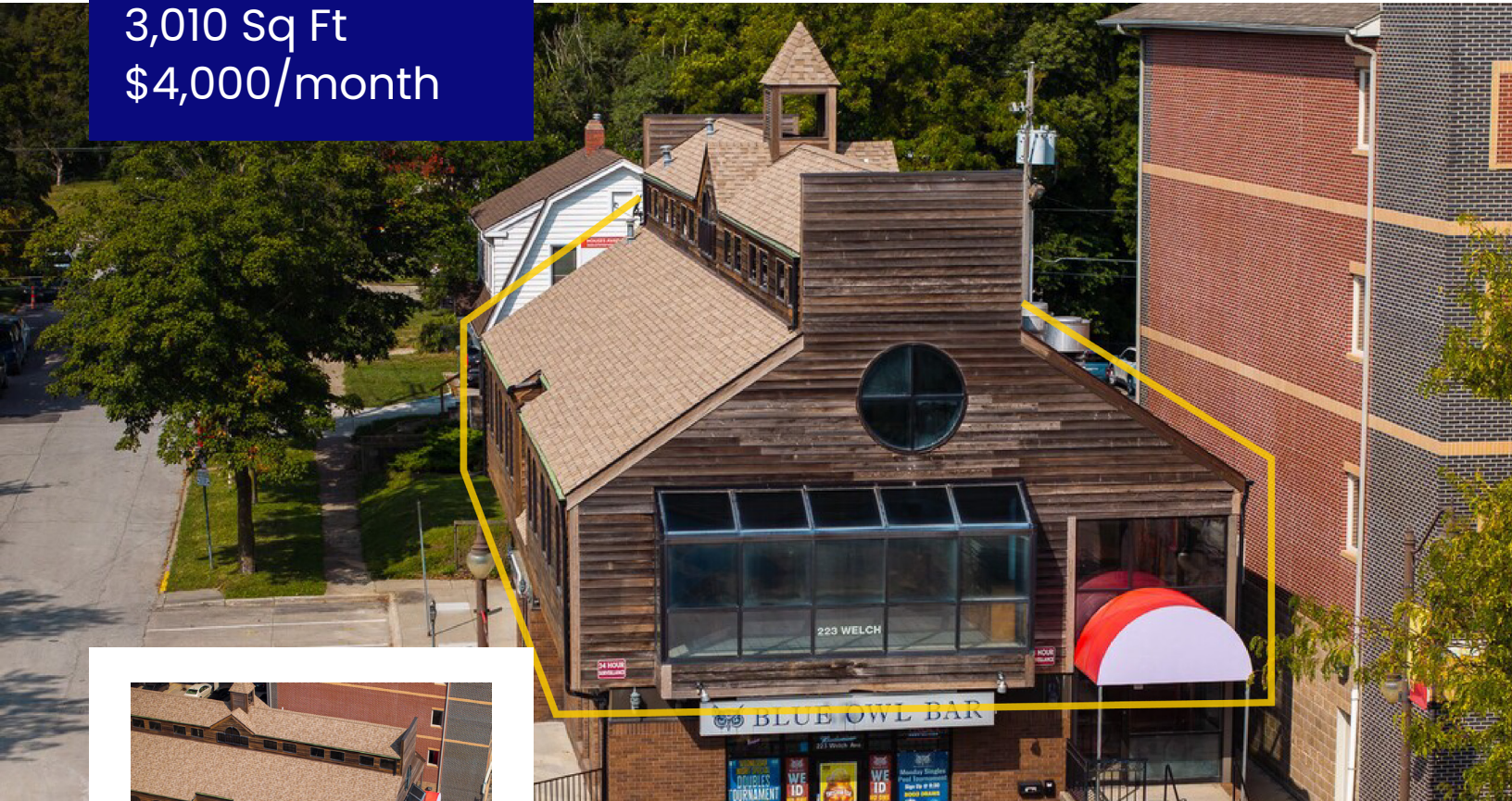
\$4,000/month



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# 223 Welch Ave

Ames, Iowa 50014

## Property Highlights

- Fully equipped with a hood, grease trap, and walk-in cooler
- Built-in bar and private rooms available for reservations
- High foot traffic and strong visibility along Welch Avenue
- Walking distance to Iowa State University, Hilton Coliseum, and Jack Trice Stadium
- Surrounded by popular student housing, retail, and night life



# Property Description

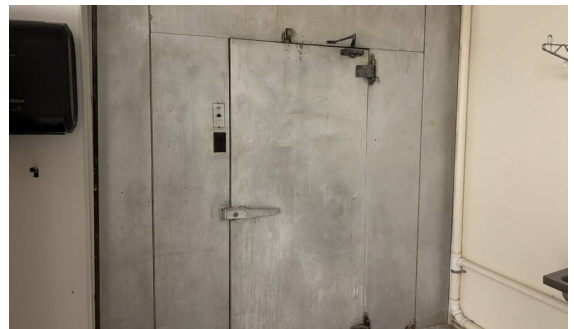
Prime commercial space available in the heart of Iowa State University's vibrant campus district! This property offers over 3,000 SF of versatile space on the second floor, ideally suited for a restaurant, bar, or entertainment concept. This is a rare opportunity to secure a turn-key location in one of Ames' busiest and most desirable commercial corridors.



## At a Glance

Property Type	Restaurant
Lease Type	\$4,000 Modified Gross
Vacant Sq Ft	3,010 Sq Ft
Zoning	Commercial
Available On	09/09/2025







# Aerial Map

