



Sale Price: \$1,100,000

FOR SALE

FULLY REDEVELOPED MIXED-USE PROPERTY

222 Water Street | Cambridge, IA 50046

COREY SEDREL

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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

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PROPERTY HIGHLIGHTS

This property includes 4 fully renovated residential units plus 2 street-level commercial spaces renovated in 2025 with complete upgrades throughout.

Residential Highlights:

- Each unit features brand-new kitchens and bathrooms, modern flooring, and in-unit washer/dryer.
- Independent HVAC systems in every unit ensure comfort and efficiency.

Commercial Potential:

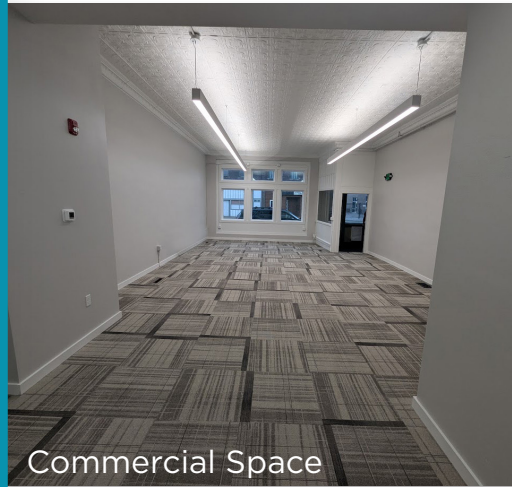
- Ground floor spaces are ideal for retail, office, or service-oriented tenants.

Upgrades & Infrastructure:

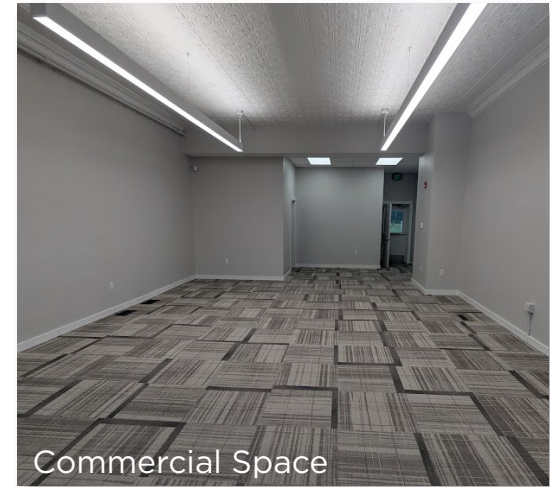
- All mechanical, electrical, and plumbing systems were replaced during the remodel.

Location & Access:

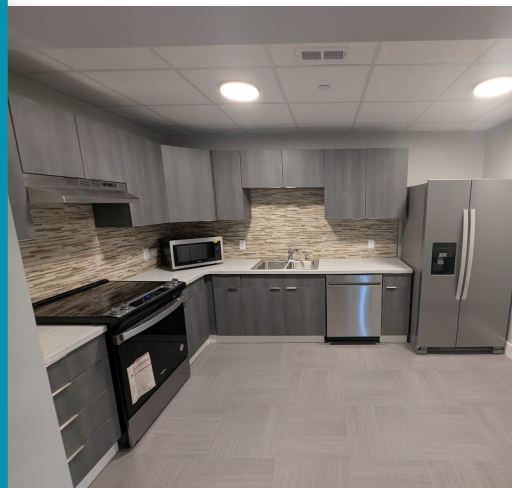
- Located in a high-activity area with great accessibility.
- Approximate drive times: 16 minutes to Ames, 23 minutes to Ankeny.



Commercial Space



Commercial Space



PROPERTY DETAILS

PROPERTY ADDRESS	222 Water Street Cambridge, IA 50046
ASKING PRICE	\$1,100,000
MULTIFAMILY	3 (2 Bed/1 Bath) 1 studio
COMMERCIAL	Suite 1 693 SF Suite 2 705 SF
OCCUPANCY	Vacant

PROPERTY HIGHLIGHTS

- Buildings: 1
- Stories: 2
- Average Unit Size: 783 SF
- Parking: 10 plus street parking
- Year Built: 1914
- Year Remodeled: 2025
- School District: Ballard Community Schools

Cushman & Wakefield | Iowa Commercial Advisors is pleased to present 222 Water Street, a fully redeveloped mixed-use property in Cambridge, Iowa. The building has been completely remodeled inside and offers a rare chance to own a like-new mixed use property minutes from two major metros. Conveniently located between Des Moines and Ames, and just minutes from I-35, this property is ideally positioned for long-term success.



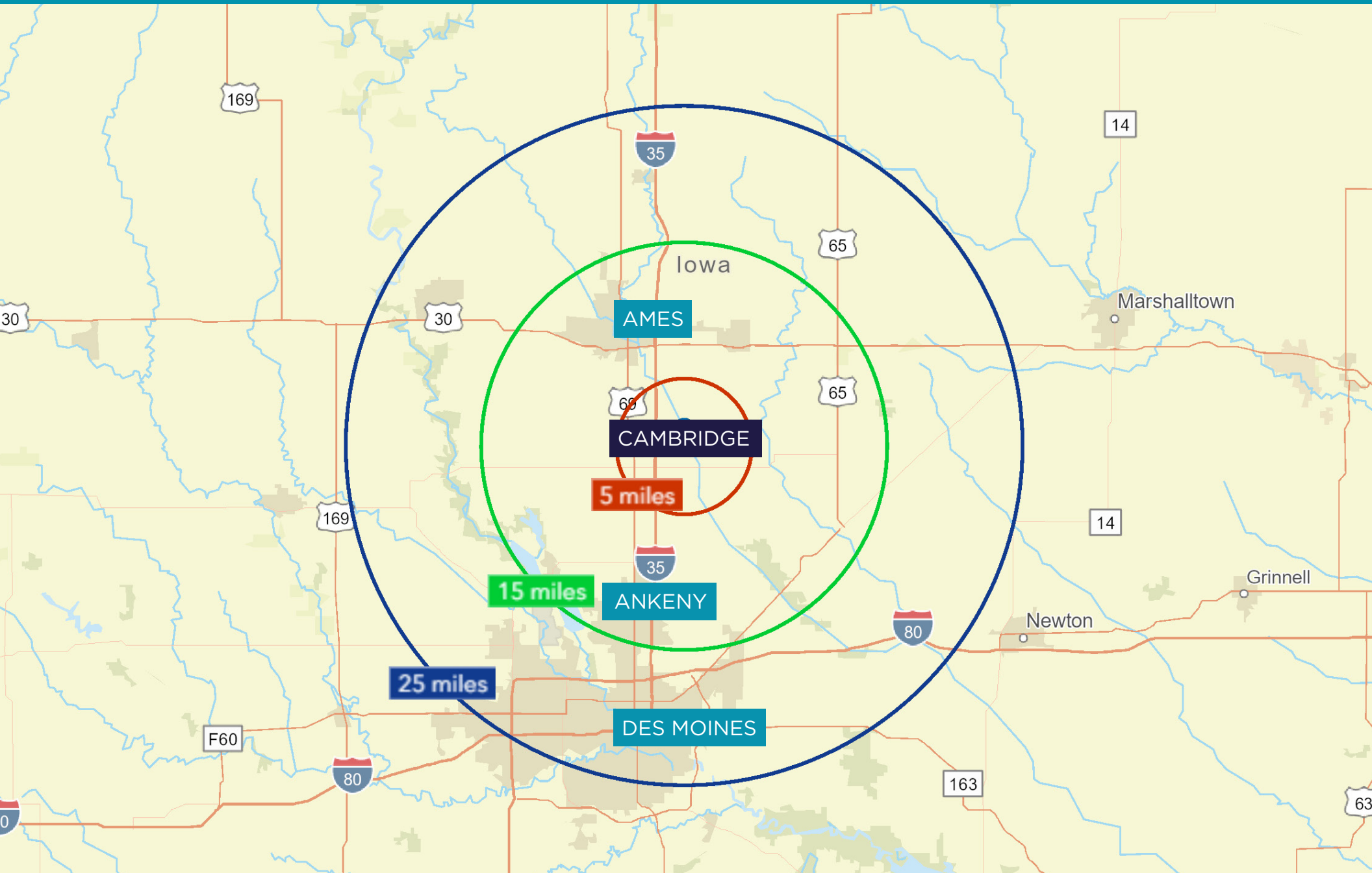


BIRD'S EYE VIEW

222 Water Street | Cambridge, IA 50046

LOCATION

Cambridge, IA





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