



# 1405 BALTIMORE DR

AMES, IOWA 50010

Medical Office Building - 6,235 SF  
\$2,750,000



Iowa Commercial Advisors

# 1405 BALTIMORE DR

## Ames, Iowa 50010



## PROPERTY HIGHLIGHTS

This medical and surgical facility features a fully completed medical build-out and functioning surgical suite. The space also includes five clinic/exam rooms, dedicated pre-operative and post-operative areas, a conference room, and two private offices ideal for administrative functions or consulting. Strategically configured for surgical and specialty practices, this facility provides an outstanding environment to deliver high-quality care.

### PROPERTY FEATURES

**Building Size:** 6,235 SF

**Price:** \$2,750,000

**Site Area:** 1.07 AC

**Use:** Office/Medical

**Zoning:** HOC (Highway-Oriented Commercial)

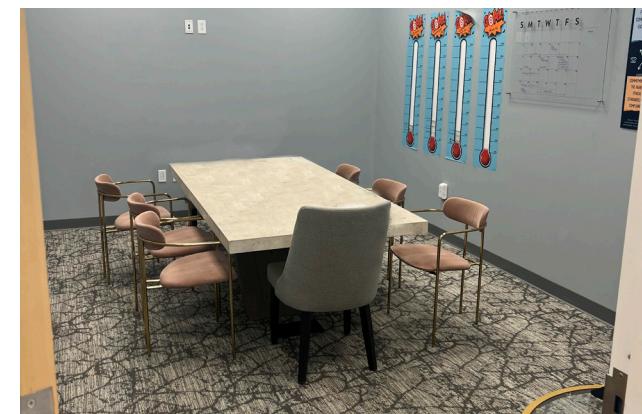
**Year Built:** 2021



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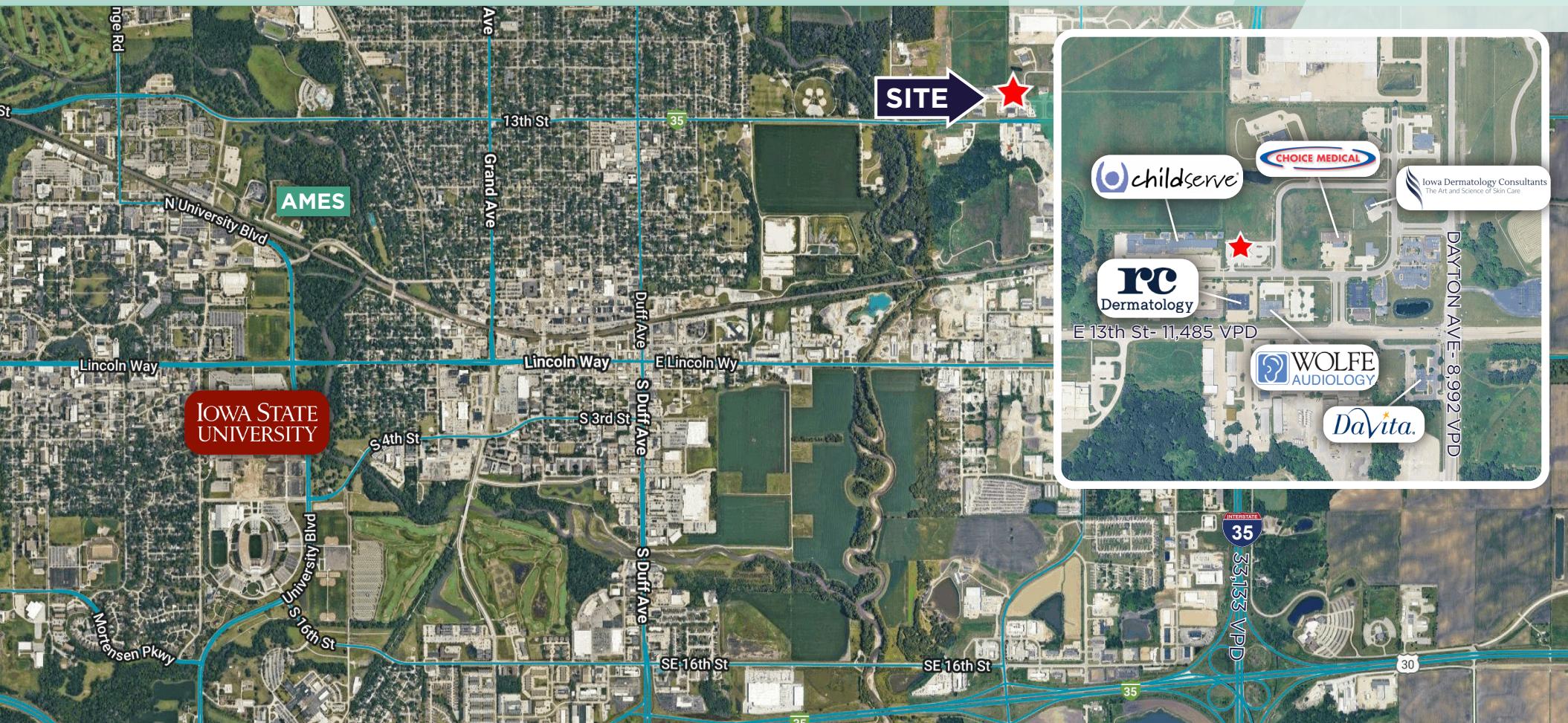
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### FLOOR PLAN



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**TOTAL POPULATION**

1 MILE	3 MILE	5 MILE
422	27,623	62,646



**TOTAL EMPLOYEES**

1 MILE	3 MILE	5 MILE
2,131	22,100	34,700



**TOTAL HOUSEHOLDS**

1 MILE	3 MILE	5 MILE
216	10,647	24,802



**AVG HOUSEHOLD INCOME**

1 MILE	3 MILE	5 MILE
\$80,478	\$64,734	\$62,120



**FOR MORE INFORMATION, CONTACT:**

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