

# 908 N US Hwy 69

Redevelopment Opportunity

For Sale - Sale Price Negotiable

Huxley, IA  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)



## Redevelopment

908 N US Hwy 60, Huxley, IA

For Sale

# Property Overview

CBRE, Inc. is pleased to offer for sale a redevelopment opportunity that was most recently a 40-unit assisted living property operated as the former Madrid Home for the Aging facility located in Huxley. It is well positioned along Highway 69 near both residential areas and accessible to multiple commercial and food related options including the Casey's convenience store located directly south of the property. The property was challenged to operate as a formal assisted living facility during the Covid Pandemic, so ownership closed the location.

Built with heavy onsite amenities including twelve garages, external sitting areas, individual outdoor patios and balconies, as well as a workout room, library and entertainment room. Some of the additional areas such as the dining room and commercial kitchen can be converted to additional residential units. The property is sprinkled, offers an elevator for full access to the 2nd floor units, significant onsite storage and has secure access from the general public.

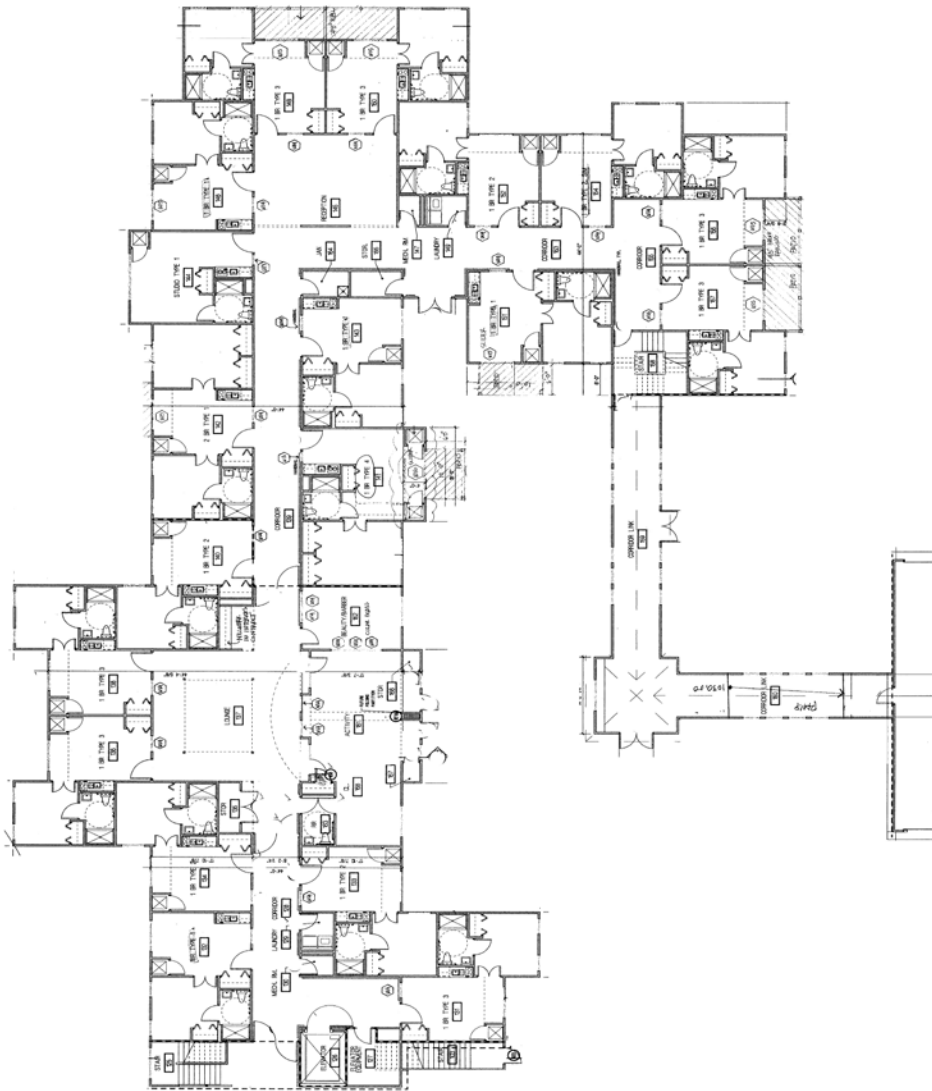
This is a great opportunity for an investor or developer to operate this property as a market rate or independent living multi-family property. There is also an opportunity for a larger addition or expansion on the southside within the current greenspace. Otherwise, the land can be parceled off and sold for a retail/commercial use to compliment the residential property.

<b>4.59 Acres</b>	<b>2020</b>	<b>2</b>
Land	New Roof & Siding	Stories
<b>40</b>	<b>+/- 10</b>	<b>38 - 1 BDRM</b>
Existing Units	New Unit Opportunity	<b>2 - 2 BDRM</b>
<b>1997</b>	<b>15,300 SF &amp; 5,702 SF</b>	<b>100%</b>
Year Built	Net Rentable Area Phase I & II	Vacancy

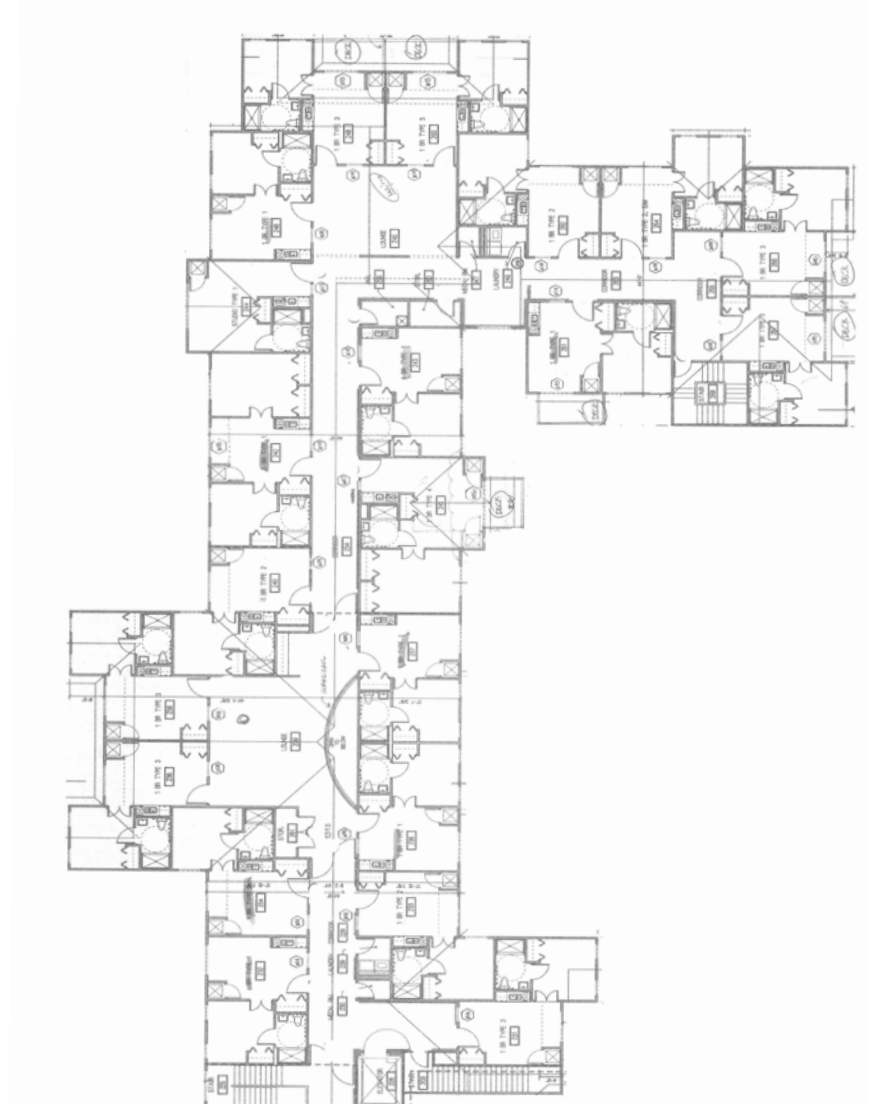


# Site Plan

First Floor - 2 BDRM



Second Floor - 2 BDRM



# Interior Photos



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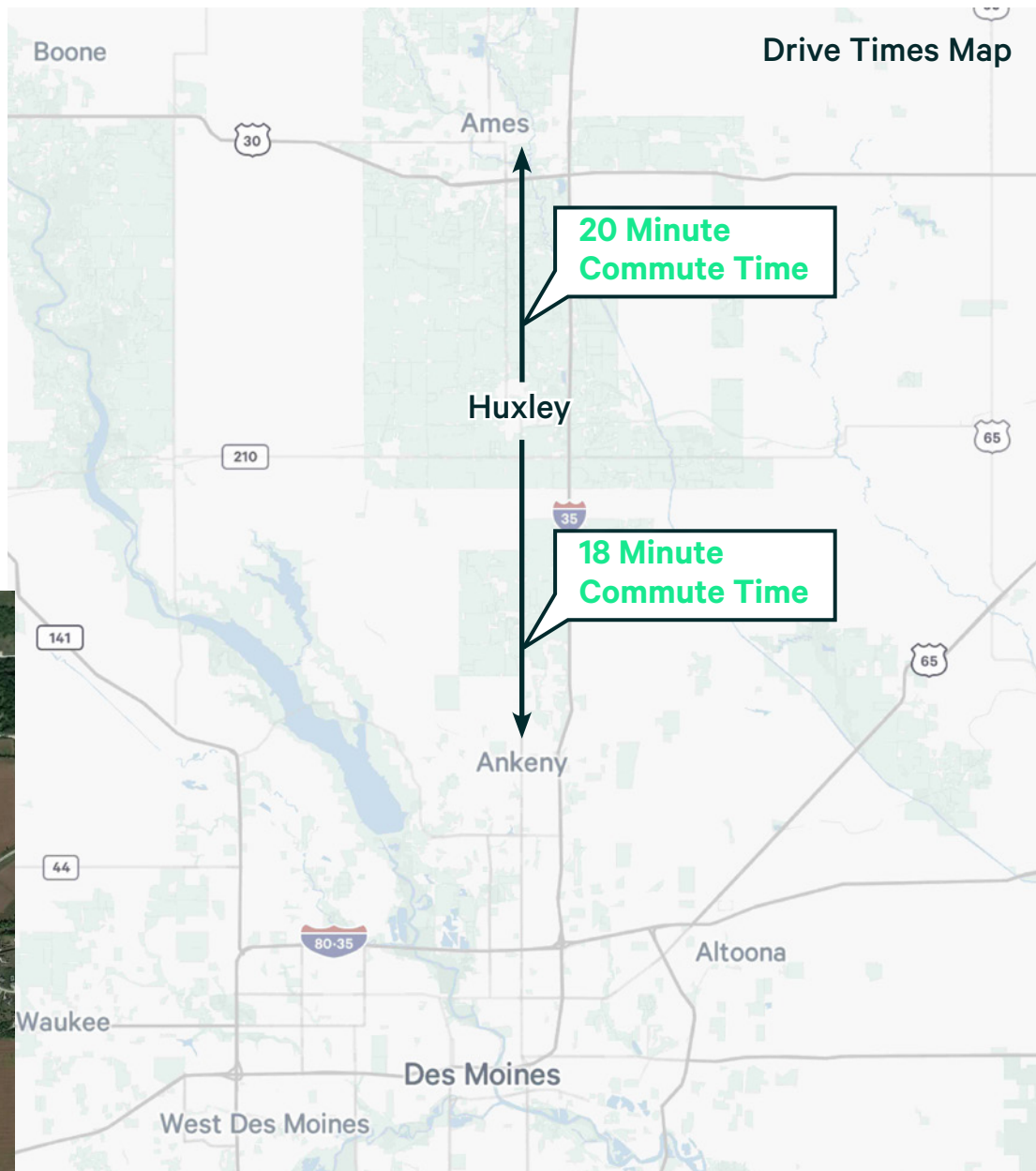
Huxley Iowa sits conveniently between the major University City of Ames (home to Iowa State University) to its north and Ankeny (one of the fastest growing communities in the State) to its south. Huxley offers the small-town charm and close-knit community while only being a short drive to the events and entertainment found in the larger neighboring cities. Huxley also offers access to strong schools through the Ballard School District. Both the high school and middle school are located within Huxley and are blocks away from the subject property. It's a community well positioned for long term and sustainable growth.

4,558

Total Population

0.51%

Population Growth Rate



# Aerial



## Contact Us

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