

## SPECIAL PURPOSE FOR SALE

# BELL ACTIVE CENTER

2280 Bell Ave, Des Moines, IA 50321



### PROPERTY DESCRIPTION

2280 Bell Ave. This 31,018 SF building, built in 2001, offers versatile space ideal either use it for what it is or make it what you want! With amenities such as a basketball court, locker rooms, a full workout gym, 10+ offices, and a lecture hall, the property provides exceptional potential for a variety of uses. Its PUD zoning and modern construction make it an attractive investment opportunity in the thriving Des Moines area.

### PROPERTY HIGHLIGHTS

- 2.13 acres
- Basketball Court
- Full workout gym
- Locker rooms
- 10+ office
- Lecture Hall

### OFFERING SUMMARY

Sale Price:	\$3,000,000
Building Size:	31,018 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	244	597	1,949
Total Population	523	1,287	4,361
Average HH Income	\$94,319	\$94,427	\$97,911

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**MICK GROSSMAN**  
Managing Director  
O: 515.771.3299  
mickg@kwcommercial.com

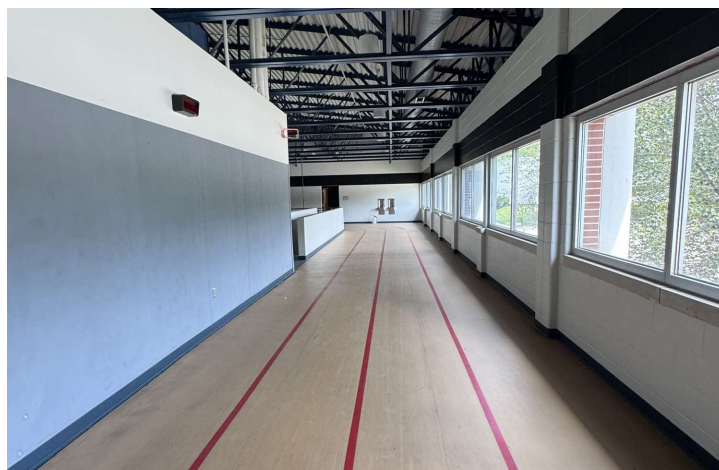
**KW COMMERCIAL**  
4001 Westown Parkway  
West Des Moines, IA 50266

Each Office Independently Owned and Operated

**SPECIAL PURPOSE FOR SALE**

# BELL ACTIVE CENTER

2280 Bell Ave, Des Moines, IA 50321



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**MICK GROSSMAN**  
Managing Director  
O: 515.771.3299  
mickg@kwcommercial.com

**KW COMMERCIAL**  
4001 Westown Parkway  
West Des Moines, IA 50266

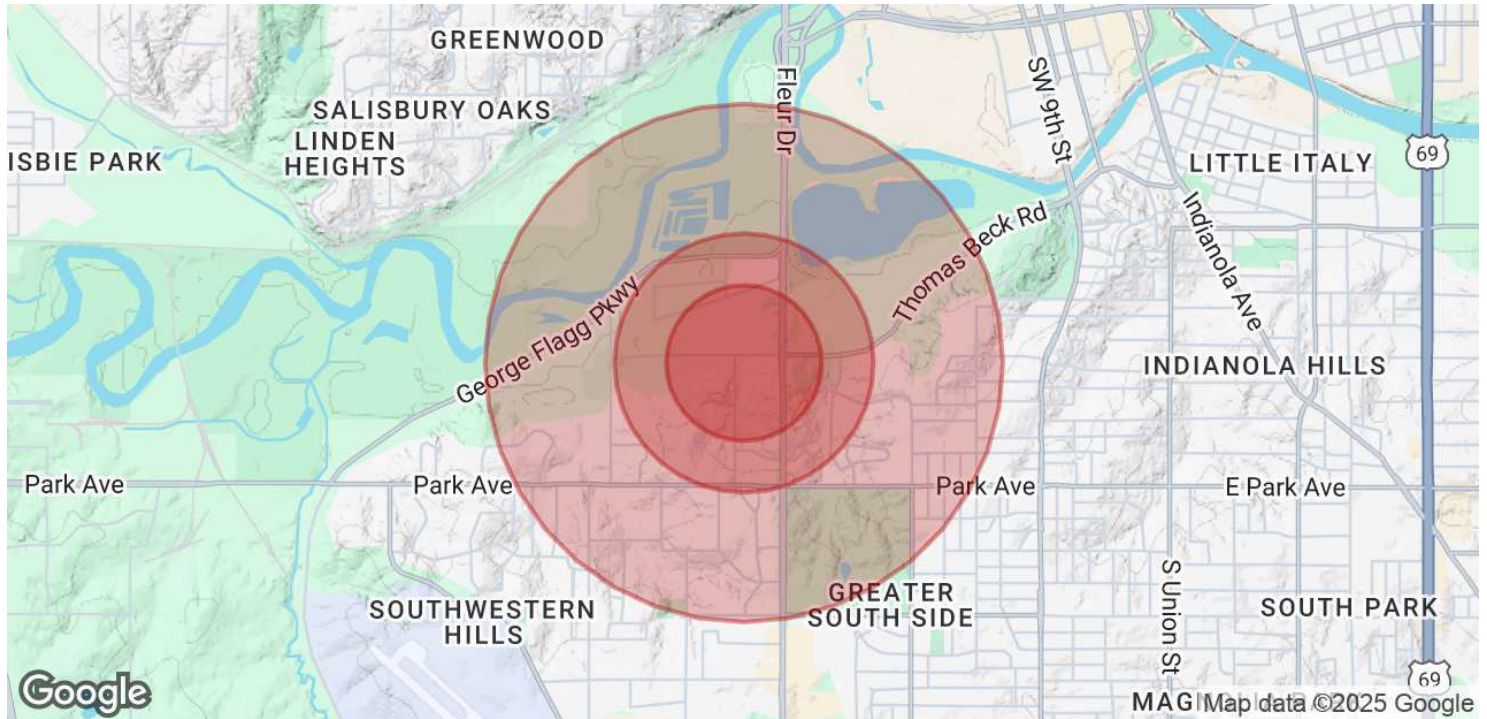
Each Office Independently Owned and Operated



## SPECIAL PURPOSE FOR SALE

# BELL ACTIVE CENTER

2280 Bell Ave, Des Moines, IA 50321



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	523	1,287	4,361
Average Age	36	37	41
Average Age (Male)	36	36	40
Average Age (Female)	37	38	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	244	597	1,949
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$94,319	\$94,427	\$97,911
Average House Value	\$385,987	\$375,805	\$329,611

Demographics data derived from AlphaMap

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**MICK GROSSMAN**  
Managing Director  
O: 515.771.3299  
mickg@kwcommercial.com

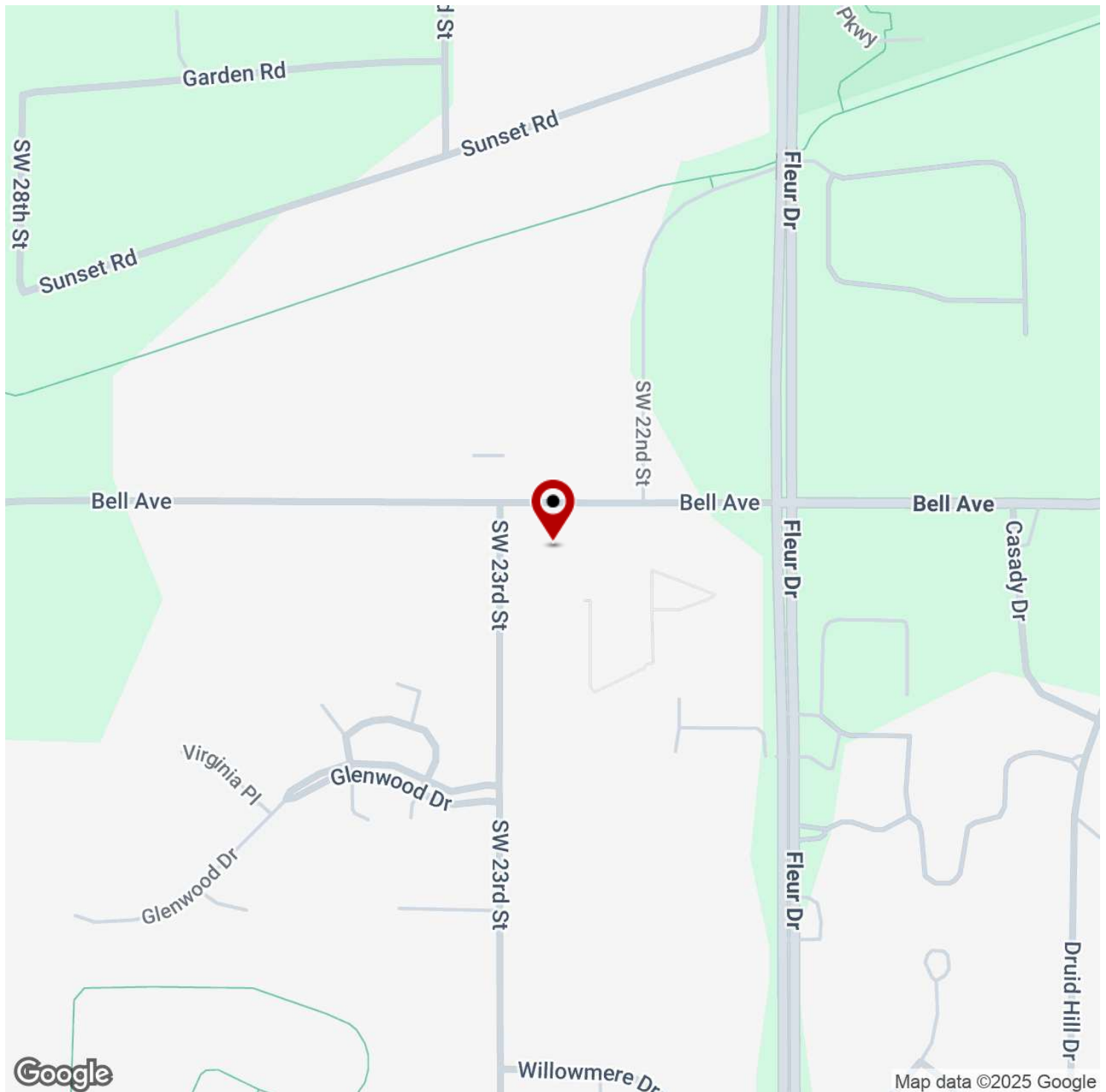
**KW COMMERCIAL**  
4001 Westown Parkway  
West Des Moines, IA 50266

Each Office Independently Owned and Operated

**SPECIAL PURPOSE FOR SALE**

# BELL ACTIVE CENTER

2280 Bell Ave, Des Moines, IA 50321



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**MICK GROSSMAN**  
Managing Director  
O: 515.771.3299  
mickg@kwcommercial.com

**KW COMMERCIAL**  
4001 Westown Parkway  
West Des Moines, IA 50266

Each Office Independently Owned and Operated