

**Lakeview Woods**  
**Retail and Office Ground For Sale**  
**601 SW Oralabor Rd**  
**Ankeny, IA 50023**



Commercial Real Estate  
Broker Agent Consultants  
<http://alphaoneonline.com>

Dave Vance CCIM 515-964-9411  
[alphaone@netins.net](mailto:alphaone@netins.net)

Julie Brown 515-321-3812  
[Julie.brown@alphaoneonline.com](mailto:Julie.brown@alphaoneonline.com)

**Available Space**

- 1.57 - 5.54 Acres
- \$17 - \$20 PSF

**Parcel Features**

- C-2 Zoning General Retail & Highway Oriented Commercial Business District
- Pad Ready, Utilities Stubbed
- Bicycle Friendly Access
- Regional Detention Basin



**Lot 1**

2.39 AC at \$20 PSF  
\$2,082,168.00

**Lot 3**

1.57 AC at \$17 PSF  
\$1,162,616.00

**Lot 4**

1.58 AC at \$17 PSF  
\$1,170,022.00

# Lakeview Woods

## Retail and Office Ground For Sale

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- SW Oralabor Traffic Count 25,400 VPD (City of Ankeny 2023)
- Des Moines Area Community College South Entrance is 0.26 Miles
- I-35/Exit 90 is 1.6 Miles to the East

