

FOR SALE

1240 KEOSAUQUA WAY

DES MOINES, IOWA 50309

\$1,350,000

3,360 SF | 0.575 ACRES | MX2 ZONING

PRIME DOWNTOWN REDEVELOPMENT & RETAIL OPPORTUNITY

Located immediately off the I-235 / Keosauqua Way exit, this highly visible property serves as one of the primary gateways into Downtown Des Moines. The site offers exceptional accessibility, existing fuel infrastructure, and flexible MX2 zoning, making it ideal for convenience retail, restaurant, automotive, service retail, or redevelopment.



4
FUEL ISLANDS



3 UNDERGROUND
12,000-GALLON
FUEL STORAGE TANKS



IMMEDIATE
I-235 ACCESS



GATEWAY TO
DOWNTOWN
DES MOINES



MX2
MIXED USE
ZONING

PROPERTY OVERVIEW

Positioned at one of the most visible intersections entering Downtown Des Moines, this property benefits from high traffic counts, excellent access, and strong demographics. The site is well suited for an owner-user, investor, or developer looking to capitalize on the area's continued growth and redevelopment.

- ✓ Immediate access from I-235 at the Keosauqua Way exit
- ✓ Flexible MX2 Mixed Use zoning
- ✓ High visibility & traffic exposure
- ✓ Ideal for retail, restaurant, automotive, service retail, or redevelopment
- ✓ Existing fuel infrastructure in place
- ✓ Minutes from Downtown Des Moines

PROPERTY DETAILS

	BUILDING SIZE:	3,360 SF
	SITE SIZE:	0.575 Acres (25,054 SF)
	SALE PRICE:	\$1,350,000
	ZONING:	MX2 - Mixed Use District
	FUEL ISLANDS:	4
	FUEL STORAGE:	3 Underground 12,000-Gallon Fuel Storage Tanks
	CANOPY:	Existing Fuel Canopy
	YEAR BUILT / REMODELED:	2018



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