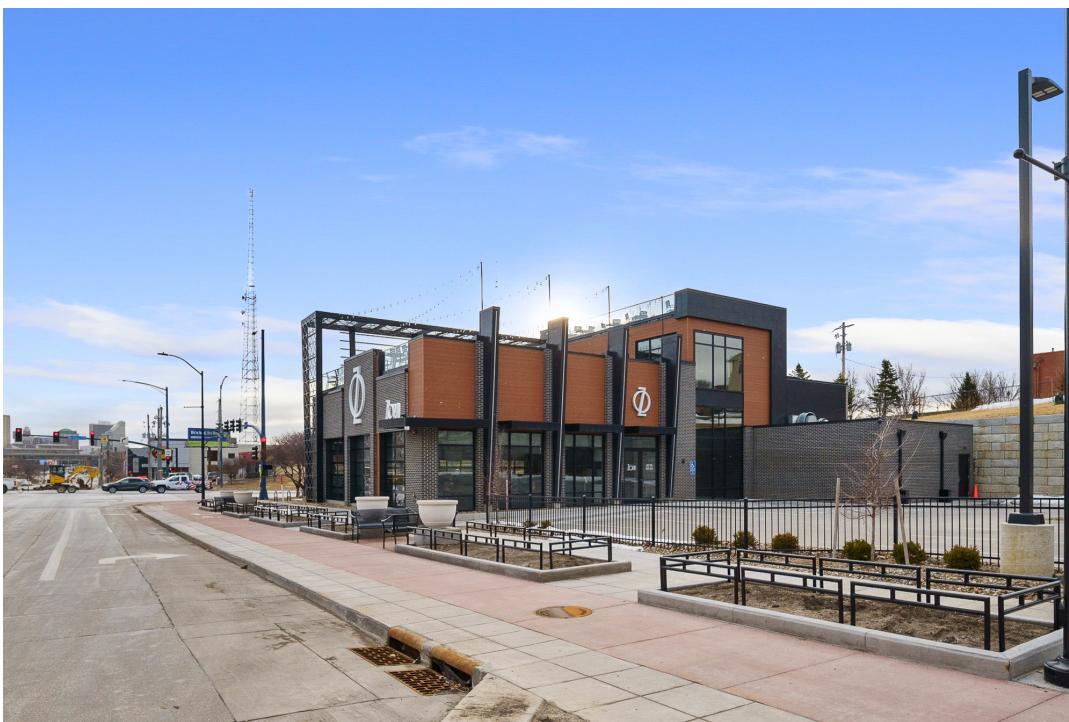


**FOR SALE OR LEASE**

# 2120 INGERSOLL

2120 Ingersoll, Des Moines, IA 50312



## PROPERTY DESCRIPTION

Are you looking for a state-of-the-art bar or restaurant? Look no further! Located at the corner of Ingersoll and MLK, this newly constructed space has it all! From the best downtown views, to the inviting rooftop patios, this must-see space is truly spectacular.

## OFFERING SUMMARY

|                |                        |
|----------------|------------------------|
| Sale Price:    | \$3,750,000            |
| Lot Size:      | 0.394 Acres            |
| Lease:         | Turn Key<br>250,000.00 |
| Building Size: | 5,496 SF               |

## PROPERTY HIGHLIGHTS

- 2 roof top patio's
- 2 - 5,000 gallon grease interceptor
- new kitchen
- state of the art sound system and security

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

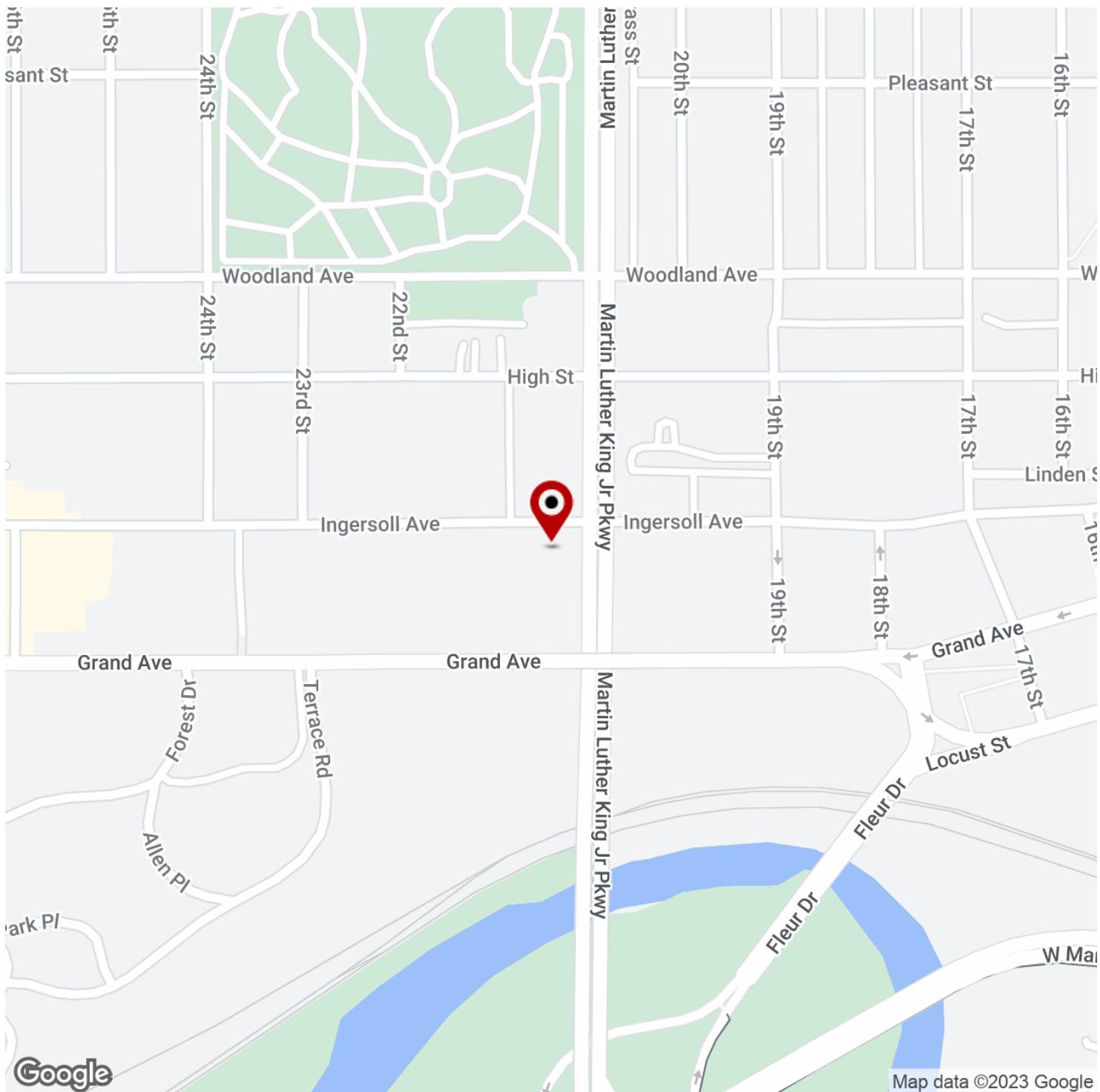
Managing Director  
O: 515.771.3299  
mickg@kwcommercial.com

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

**RETAIL FOR SALE**

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