



3030 MERLE HAY ROAD

DES MOINES, IOWA 50310

FREESTANDING OFFICE BUILDING FOR SALE



PROFESSIONAL OFFICE BUILDING IN A HIGH-TRAFFIC LOCATION

Freestanding office building on Merle Hay Road with excellent visibility, abundant parking and easy access to I-35. Ideal for owner-users or investors.



PROPERTY HIGHLIGHTS

- ✓ Excellent visibility along Merle Hay Road
- ✓ Easy access to I-35
- ✓ Professionally built office space
- ✓ Efficient single-story layout
- ✓ Abundant on-site parking
- ✓ Ideal for owner-users or investors

FOR SALE \$995,000



BUILDING SIZE
6,756 SF
(Plus 2,580 SF Unfinished
Basement - 250 SF Finished)



LAND SIZE
35,579 SF (0.817 Acres)



PARKING
Ample On-Site Parking
(18,300 SF Asphalt)



TRAFFIC COUNTS
Merle Hay Rd: 26,400 VPD
(DOT 2023)



BUILDING INFORMATION
Year Built: 1979
Year Remodeled: 1988
Construction: Brick Veneer
Stories: 1
Roof: Flat/Built-up



ZONING
MX2-Mixed Use District
City of Des Moines



HVAC
Central Heating
& Air Conditioning



LIGHTING
2 Light Poles



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KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266
Keller Williams Greater Des Moines

*Each Office Independently
Owned and Operated.*

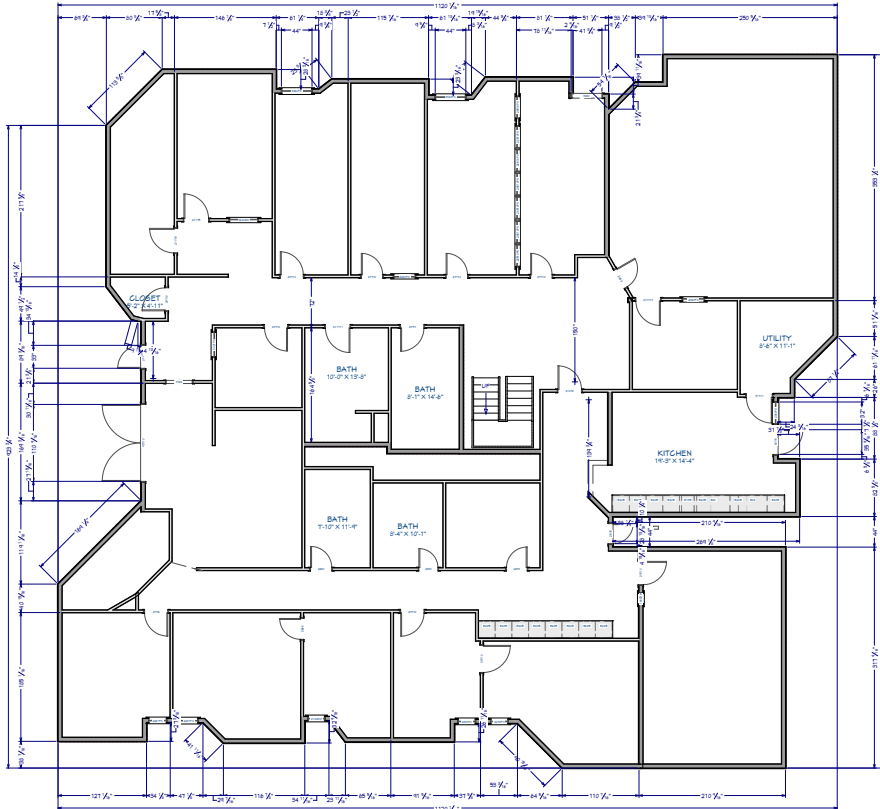
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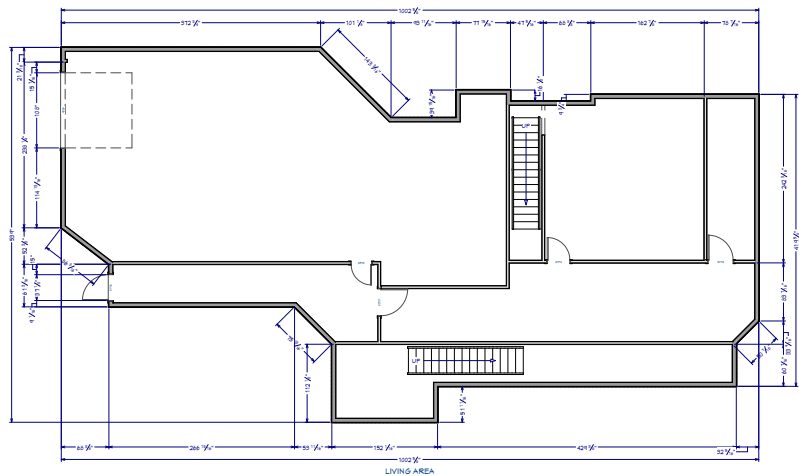
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FLOOR PLAN



MAIN LEVEL



LOWER LEVEL



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