

FOR SALE OR LEASE

# 33083 UTE AVENUE

RETAIL BUILDING

WAUKEE, IOWA 50263



## BUILDING FEATURES

### + Available Space

- 3,040 SF stand alone retail building
- 1.33 acre site

### + Sale Price

- \$375,000

### + Lease Rate

- \$10.00/SF Gross

### + Property Features

- Next to Rube's Steakhouse at Ute Ave & I-80
- Gas tanks and canopy have been removed
- 35,300 vehicles per day on Interstate 80
- Waukee is fastest growing city in Iowa



## CONTACT US

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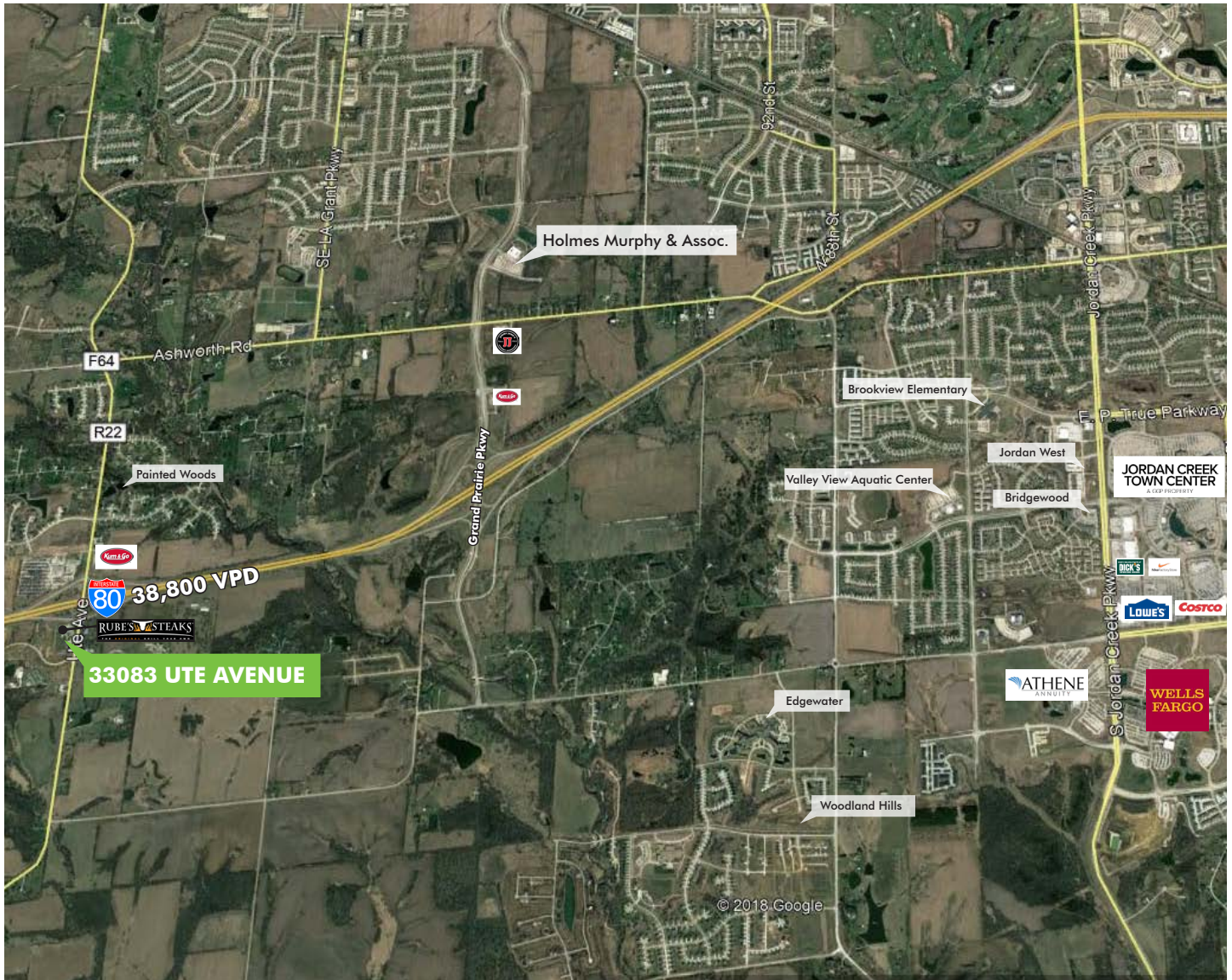
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## LOCATION MAP



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