



# CALIBER

COMPANY



## VINTAGE TRAINING FACILITY | **FOR SALE OR FOR LEASE** 2250 SW Vintage Pkwy Ankeny, IA 50023

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## PROPERTY DESCRIPTION

Versatile Sports & Entertainment Facility – For Sale or Lease

Positioned in the heart of Prairie Trail, this premier 16,524 SF facility presents a unique opportunity for sports, fitness, and entertainment-focused businesses. The front portion features a welcoming entryway, reception area, and open office space, while the back boasts a spacious 14,036 SF open training area, currently set up for indoor baseball and softball.

With high ceilings, a drive-in door for easy access, and a flexible layout, this space is ideal for a variety of uses, including:

- Sports training programs
- Gym or fitness center
- Physical therapy and rehabilitation
- Indoor entertainment venue

Contact us today for more details and to schedule a tour!





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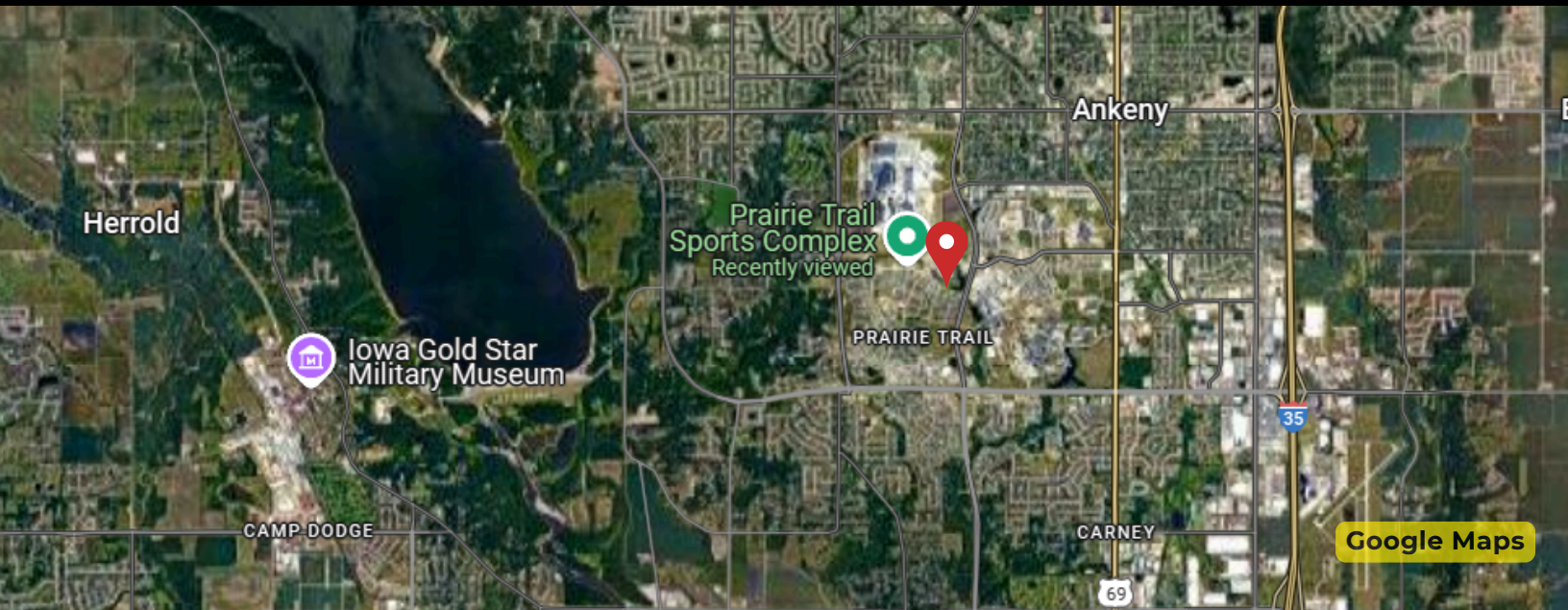
## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/YR (NNN)
Sale Price:	\$4,500,000
Available SF:	14,036 SF
Building Size:	16,524 SF





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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,006	4,595	1,109
Average Age	24.6	26.7	34.4
Average Age (Male)	25.9	27.7	35.6
Average Age (Female)	22.7	25.1	33.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	342	1,680	4,030
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$122,202	\$112,517	\$100,853
Average House Value	\$769,834	\$858,609	\$448,071





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## INTERIOR PHOTOS







# CALIBER COMPANY

## EXTERIOR PHOTOS







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## LISTING AGENTS



DIRECTOR OF REALTY

JUSTIN WASHBURN

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SALES AGENT

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# Vintage Training Facility

