



**FOR  
SALE**

**2178 231ST ST**

**AMES, IA / 50014**

PAIGE BENLAALA / 515.370.3211 / [PAIGE@RUETERCO.COM](mailto:PAIGE@RUETERCO.COM)

2425 NE 126<sup>TH</sup> AVE / ELKHART, IA / 50073

# PROPERTY INFORMATION



## PROPERTY DESCRIPTION

1.7 acres fronts Highway 30

12,000 SF Metal Building Shell Built 2024

## LOCATION DESCRIPTION

Located West of Ames on Highway 30 in Clear Creek Commons Business Park

Shell ready for custom buildout

Located in Boone County

Positioned in a developing business park with growth potential

Convenient access to Hwy 30 and I-35 via Ames

Zoned for a wide range of commercial or light industrial uses

Strong location for service, distribution, or light industrial use with convenient access to Ames and surrounding markets.

**FRONTS  
HW 30**



**Address:** 2178 231st Ln, Ames, IA 50014

**Parcel Size:** 1.70 AC

**Availability:** For Sale

**Price:** \$895,000

**Trade Area:** Ames