



## PROPERTY DETAILS

This offering is for a retail space on busy Minnesota Avenue near the intersection with 26th Street, located just south of the Wells Fargo Colonial branch. The space has 1,900 square feet of open retail space on the main level as well as 685 square feet of mezzanine display space. There is also a 1,295 square foot lower level that can be used for offices, storage or more retail display space. The asking rent is less than \$8.00 per square foot based on total square footage. There is a paved parking lot in the rear of the building and rear entrance for customers to come in. There is highly visible building signage for the roughly 30,000 cars per day going by on Minnesota Avenue. Tenant build out allowance is negotiable depending on terms and tenant.

**1821 S. MINNESOTA AVE.  
SIOUX FALLS, SD 57105**

**FOR LEASE | \$2,500/MO.**

- Square Footage: 1,900 main floor, 685 mezzanine, 1,295 lower level
- Zoning: C-2 Neighborhood Commercial
- Lot Size: 6,534 SF
- Parcel Number: 50327
- Signage: Building
- Parking: paved, on-site



**MIKE HAUCK, JD**  
BROKER / OWNER

[mhauck@theaccordteam.com](mailto:mhauck@theaccordteam.com)  
605.359.8430

