



PROPERTY DETAILS

This listing offers over an acre of redevelopment property in the heart of Sioux Falls with great exposure to Minnesota Avenue and the over 24,000 vehicles per day that drive by this site. Alternatively, the medical office property could be leased at \$15.00 per SF gross plus utilities for the main level and only \$10.00 gross plus utilities for the lower level. The tilt-up (precast concrete) building on the site is currently vacant, but has 5,840 square feet of main floor space and an additional 3,463 square feet on the lower level for a total of 9,303 square feet of office space available for lease. There is abundant parking on this site. The concrete building is very sound, quiet and energy efficient. It features a front reception area, several exam rooms, offices, conference rooms, storage, etc. Contact broker for copies of floor plans of main and lower level. The C-2 zoning along Minnesota Avenue offers a great opportunity for a new retail, restaurant or mixed use development.

1417 S. Minnesota Ave.
SIoux FALLS, SD 57105
FOR SALE | \$1,380,000
FOR LEASE | \$15 per SF Gross
+ Utilities (Main Level)

- Zoning: C-2 Commercial (Front) & Office (Rear)
- Year Built: 1961
- Building Square Footage: 5840 (Main) & 3,463 SF (Lower)
- Lot Size: 43,678 SF
- Traffic Count: 24,800 VPD (2018)
- Signage: Building & Monument



MIKE HAUCK, JD
BROKER / OWNER

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