



This centrally located, one-acre site is offered for sale at \$1,550,000. Alternatively, the office building located on the site is offered for lease at \$13.00 per square foot gross plus utilities for the 5,840 square feet of main floor space and \$8.00 per square foot gross plus utilities for the 3,463 square feet of lower-level space.

Located right on busy Minnesota Ave., between 22nd and 26th Streets with daily vehicle traffic of 20,900, this site offers great visibility and multiple options for a new owner or tenant from continued use as an office building to a one-acre redevelopment opportunity in the heart of growing Sioux Falls, SD.

1417 S Minnesota Ave., Sioux Falls, SD

FOR SALE \$1,450,000

FOR LEASE \$8-\$13/SQ FT

- **Parcel Number:** 27944
- **Legal Description:** Tracts A&B Cenrad Addition & N ½ vacated 23rd St.
- **Traffic Count (2023):** 20,900
- **Zoning:** C-2 Commercial (Minnesota Ave. frontage) and office (back of lot)
- **Parking:** Paved, on-site parking lot with access to Minnesota Ave. & Spring Ave. in rear
- **Signage:** Monument and building signage



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