

ACCORD

COMMERCIAL REAL ESTATE, LLC



PROPERTY DETAILS

This offering presents an opportunity for redevelopment on busy Minnesota Avenue or an affordable commercial investment property. The offering consists of two legal parcels with two existing buildings located just north of Caribou Coffee. Both buildings are offered for sale as a package at \$367,500. The north building is 2,040 square feet and the south building is 2,520 square feet. The lot size is 11,088 square feet. The current tenant in the south building is Mercy Beauty Salon which occupies the space under a month-to-month lease. Located between Caribou Coffee and Jimmy John's on the east side of Minnesota Avenue between 26th Street and 28th Streets. Other neighbors include Sanford Profile, Walgreen's, Wing Stop, Wells Fargo Bank.

1910 + 1918 S. MINNESOTA AVE.
SIoux FALLS, SD 57108
FOR SALE | \$367,500

- **Square Footage:** 11,088
- **Zoning:** C2 Commercial
- **Lot Size:** 11,088 sf
- **Legal Description:** Lots 3 & 4, Block 8, Southlawn Subd
- **Parcel Number:** 47296 & 47297
- **Traffic Count:** 27,500 (2012)
- **MLS Number:** 21400239



MIKE HAUCK, JD
BROKER / OWNER

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Information herein deemed reliable, but not guaranteed.