

Lease Rate Reduced!



Keller Rent-All for Sub-Lease
4610 W. 12th Street
Sioux Falls, SD 57107



Lease Rate: \$2,000/Month
Lease Type: NNN

Property Information

Available Sq. Ft.: 2,280
Building Sq. Ft: 2,760
Year Built: 1965
Zoning: C-2
Occupancy: Negotiable

Property Summary

- ◇ Commercial building located on the corner of W. 12th Street and Petro Avenue.
- ◇ 2,280 sq. ft. available on the main level.
- ◇ Walk-in doors on south and east side of building.
- ◇ Paved, on-site parking with four spaces including handi-capped parking.
- ◇ Building and pole signage with message board on W. 12th Street
- ◇ 2008 Traffic count on W. 12th Street is 25,000 cars/day.
- ◇ Neighborhood businesses include Cubby's Cenex, Food n Fuel, Z'kota Grille, Tower Campground, Select Motors, and Wheelco.
- ◇ Sublease subject to approval of landlord.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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Aerial View

