



Historic N. Dakota Ave. Building
115 N. Dakota Avenue
Sioux Falls, SD 57104



List Price: \$400,000
Lease Rate: \$13.50/Sq. Ft.
Lease Terms: NNN

Property Information

Available Sq. Ft.:	16,200
Main Level Sq. Ft.:	8,100
Upper Level Sq. Ft.:	8,100
Building Size/Sq. Ft.:	16,200
Lot Size/Sq. Ft.:	10,800
NNN Expenses/Sq. Ft.:	\$3.50 (estimated)
Real Estate Taxes:	\$3,974
Year Built:	1916
Occupancy:	Immediate
Zoning:	C-3

Property Summary

- ◇ Redevelopment opportunity adjacent to First Dakota National Bank parking ramp.
- ◇ Two-story historic building with 8,100 sq. ft on two levels.
- ◇ Seventeen indoor parking stalls.
- ◇ Additional parking available.
- ◇ Alley entrance directly accessing the second level.
- ◇ \$20.00/sq. ft. tenant improvement allowance.
- ◇ Across the street from city hall.
- ◇ Located in the Central Business District.
- ◇ Owner is licensed real estate broker.
- ◇ Co-Listed with Legacy Real Estate.

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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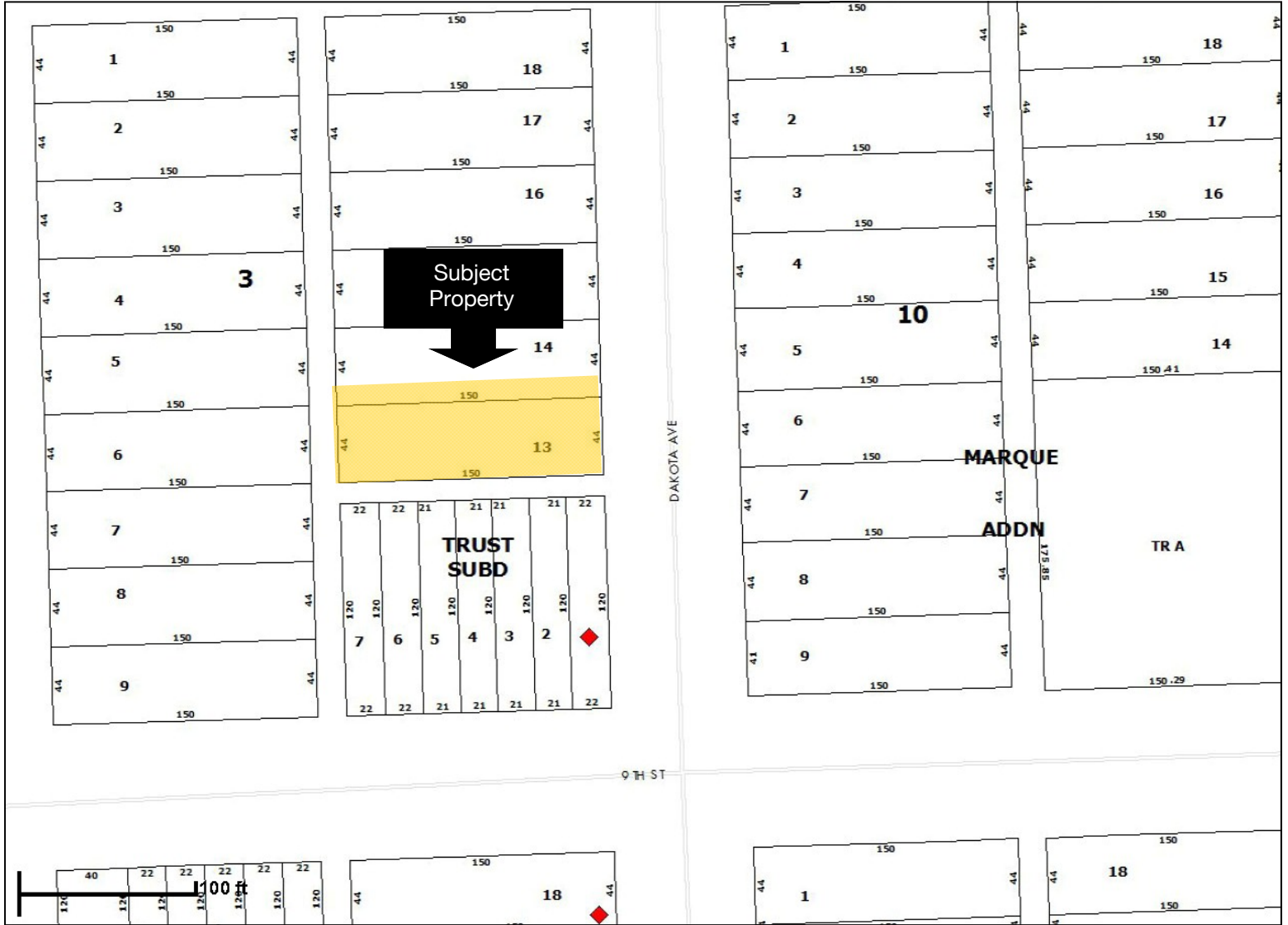


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Plat Map



Aerial View



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