

For Lease
Showroom/Office Space
800 E. 50th Street North
Sioux Falls, SD 57104



Lease Rate: \$1,800/month
Lease Type: NNN (Triple Net)
(Tenant responsible for taxes, insurance, snow removal, lawn care and building maintenance)

Building Information

Available Sq. Ft.:	3,510
Building sq. ft.:	5,616
Lot Size/Sq. Ft.:	43,124
Year Built:	1995
Type of Construction:	Wood Frame, Metal Panel
Roof:	Metal
Ceiling Height:	14'
Zoning:	I-1
Real Estate Taxes:	\$3,155

Property Highlights

- ◇ Very well-maintained commercial building in Sioux Empire Development Park One.
- ◇ 3,510 square feet available includes open showroom with four private offices in front portion of building.
- ◇ Asphalt parking lot with eight parking spaces (including handicapped) in front of building, additional parking on the west side with crushed asphalt surface.
- ◇ Large fenced area behind building.
- ◇ Monument signage .
- ◇ Short distance to airport.

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.

Contact:
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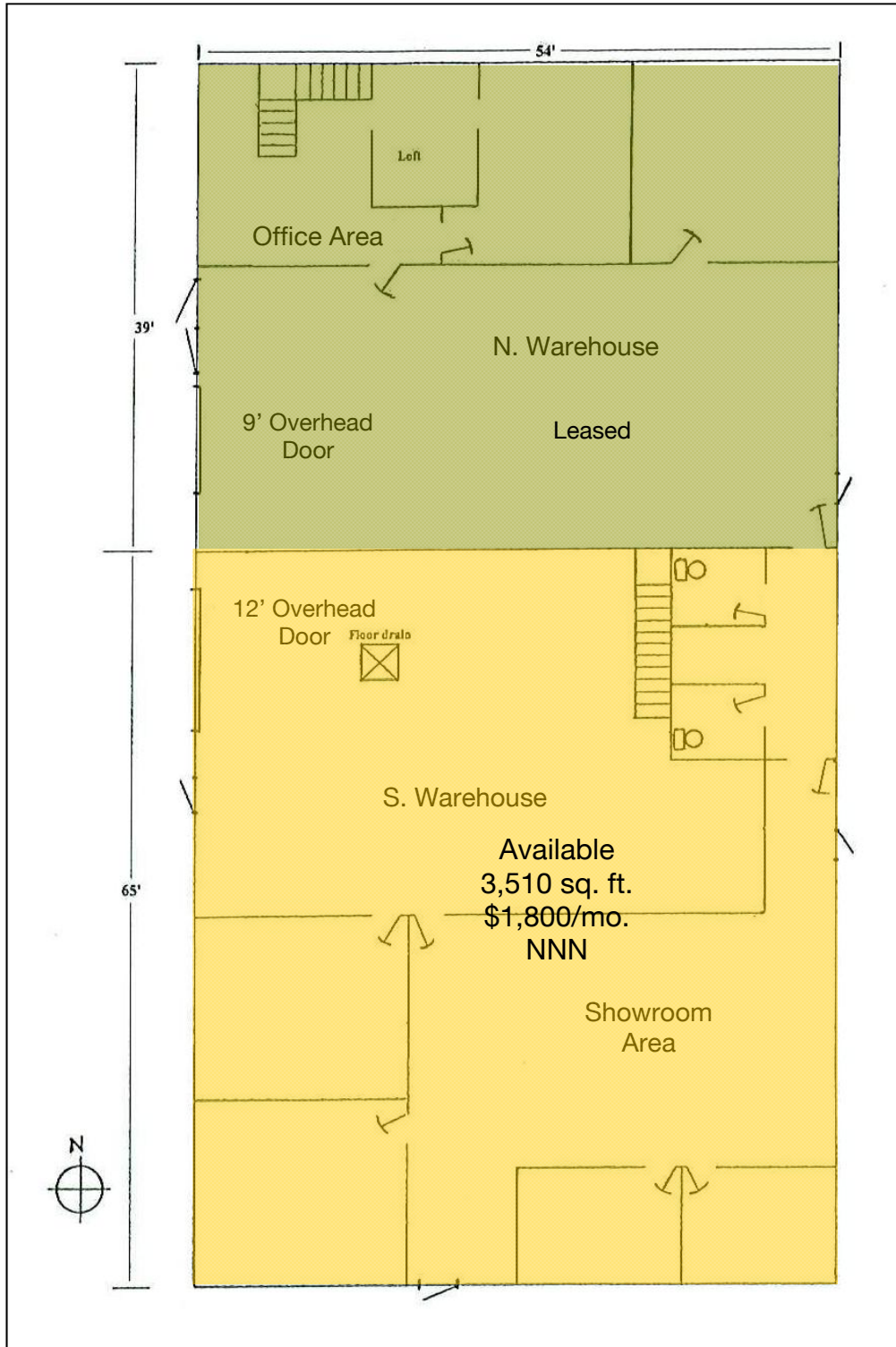
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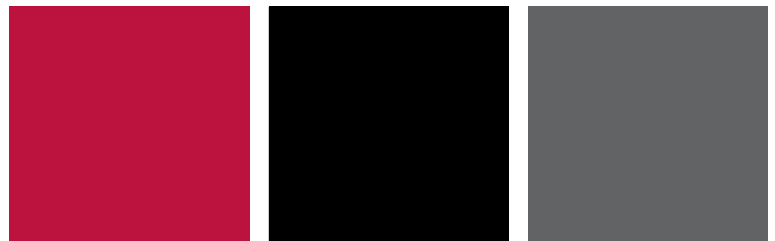
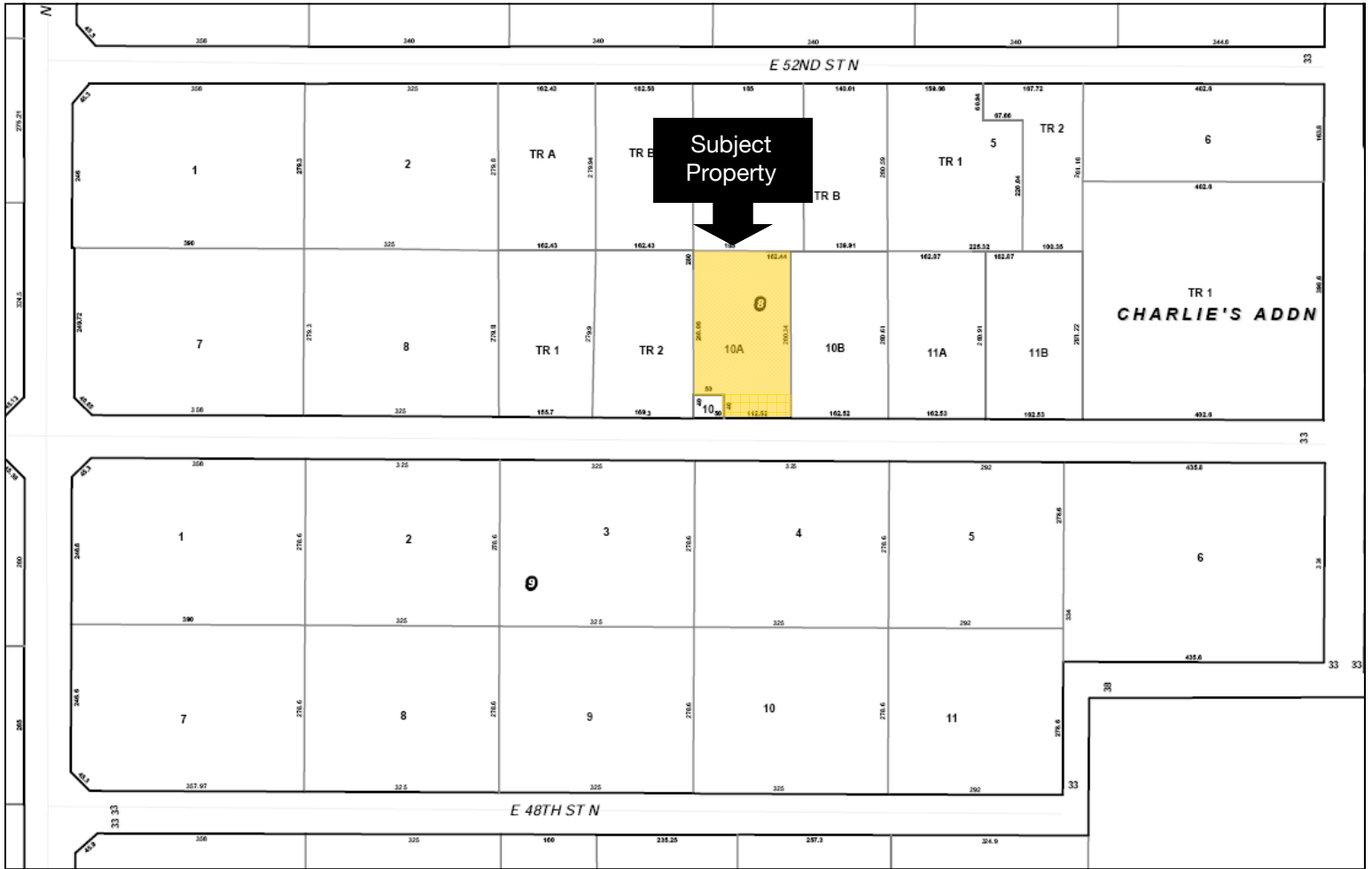
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Floor Plan



Plat Map



Aerial View

