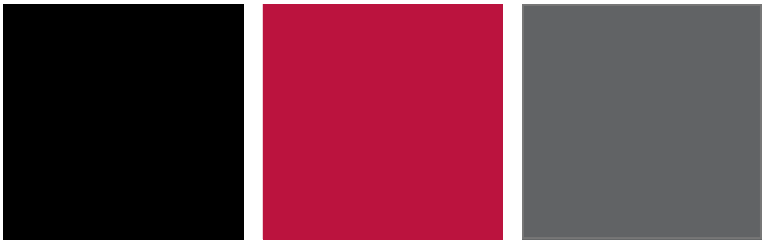




For Sale or Lease
Former First National Bank
 1600 W. Russell Street
 Sioux Falls, SD 57104



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.



List Price: \$495,000
Lease Rate: \$9.00/Sq. Ft.
Lease Type: NNN

Property Information

Available Rentable Sq. Ft.: 1,258
Total Building Sq. Ft.: 3,284
Lot Size/Sq. Ft.: 45,000
Year Built: 1972
Real Estate Taxes: \$7,826
Zoning: C-4
Occupancy: Immediate

Property Summary

- ◇ Former bank building located on Russell Street across from the Sioux Falls Arena and Convention Center.
- ◇ 1,258 sq. ft. space available immediately.
- ◇ Large lot with room for expansion.
- ◇ Common area break room and restrooms.
- ◇ Available drive-up window.
- ◇ New blacktop parking lot has 20 spaces including handi-cap space.
- ◇ New lighting and air conditioning.
- ◇ Monument signage available.
- ◇ 2009 Traffic Count for Russell Street is 19,500 vehicles per day.
- ◇ Easy access to Russell Street, West Avenue, Minnesota Avenue and I-29.



NAI Sioux Falls

Commercial Real Estate Services, Worldwide.

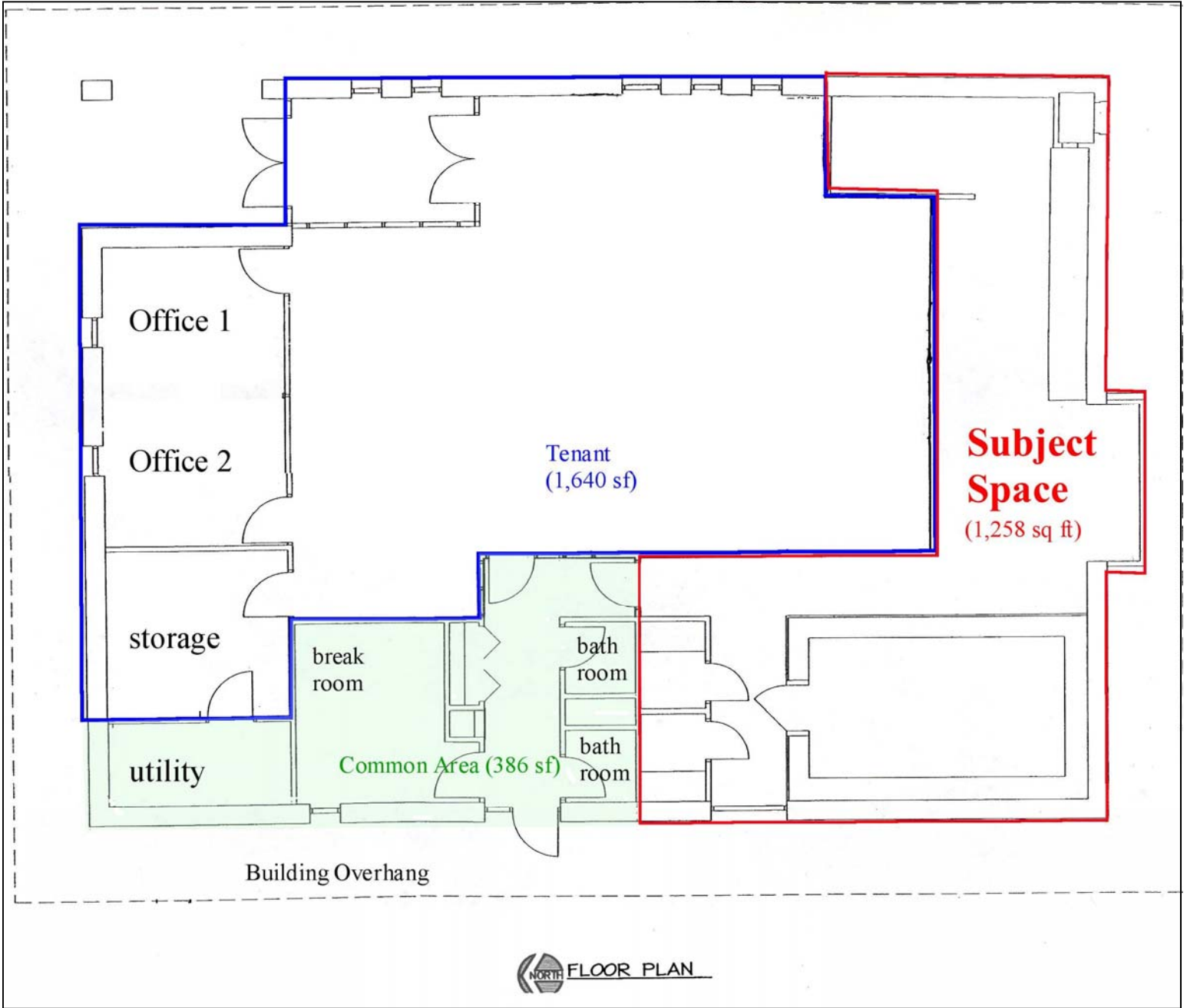
Contact

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Floor Plan



Plat Plan



Aerial View

