

For Sale

Westport Plaza II

3710 S. Westport Avenue
Sioux Falls, SD 57106



List Price: \$749,500

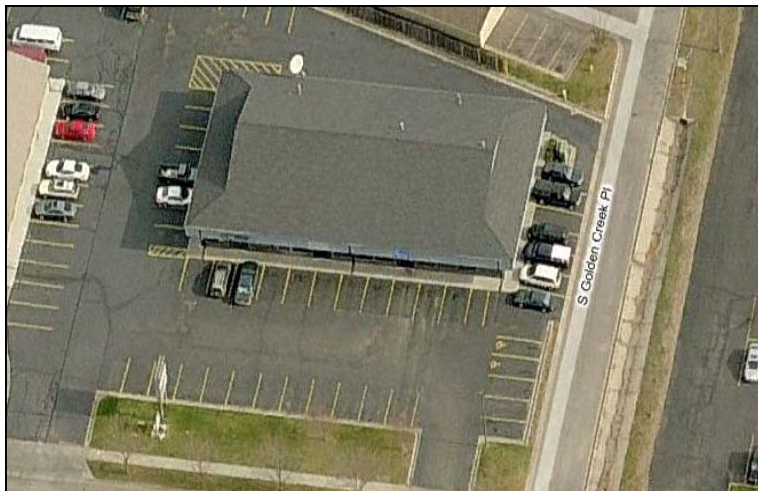
Property Information

Building Sq. Ft.:	7,424
Lot Size Sq. Ft.:	40,639
Year Built:	1993
Real Estate Taxes:	\$12,100
Zoning:	C-4
Construction:	Wood frame, brick veneer
Roof:	Asphalt Shingles

Property Summary

- ◇ Multi-tenant office building located between KDLT TV and Empire Bowl on Westport Avenue.
- ◇ 96% occupied.
- ◇ One 323 sq. ft. space currently vacant.
- ◇ Building signage.
- ◇ Paved, on-site parking with 35 spaces in front and south side of building including handicap parking and 3 spaces in the rear of the building for tenant parking.
- ◇ Co-tenants include Edward Jones, Driver's License Exam Station, Farmers Insurance & Homecare Services of SD.
- ◇ Neighbors include KDLT, Allstate Insurance, Dynamic Business Solutions, P.C. Doctors, For The Love of Children, Crossroads Book & Music, Target, Kohl's, Billion Automotive, and Applebee's.

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

Craig Hagen, Broker

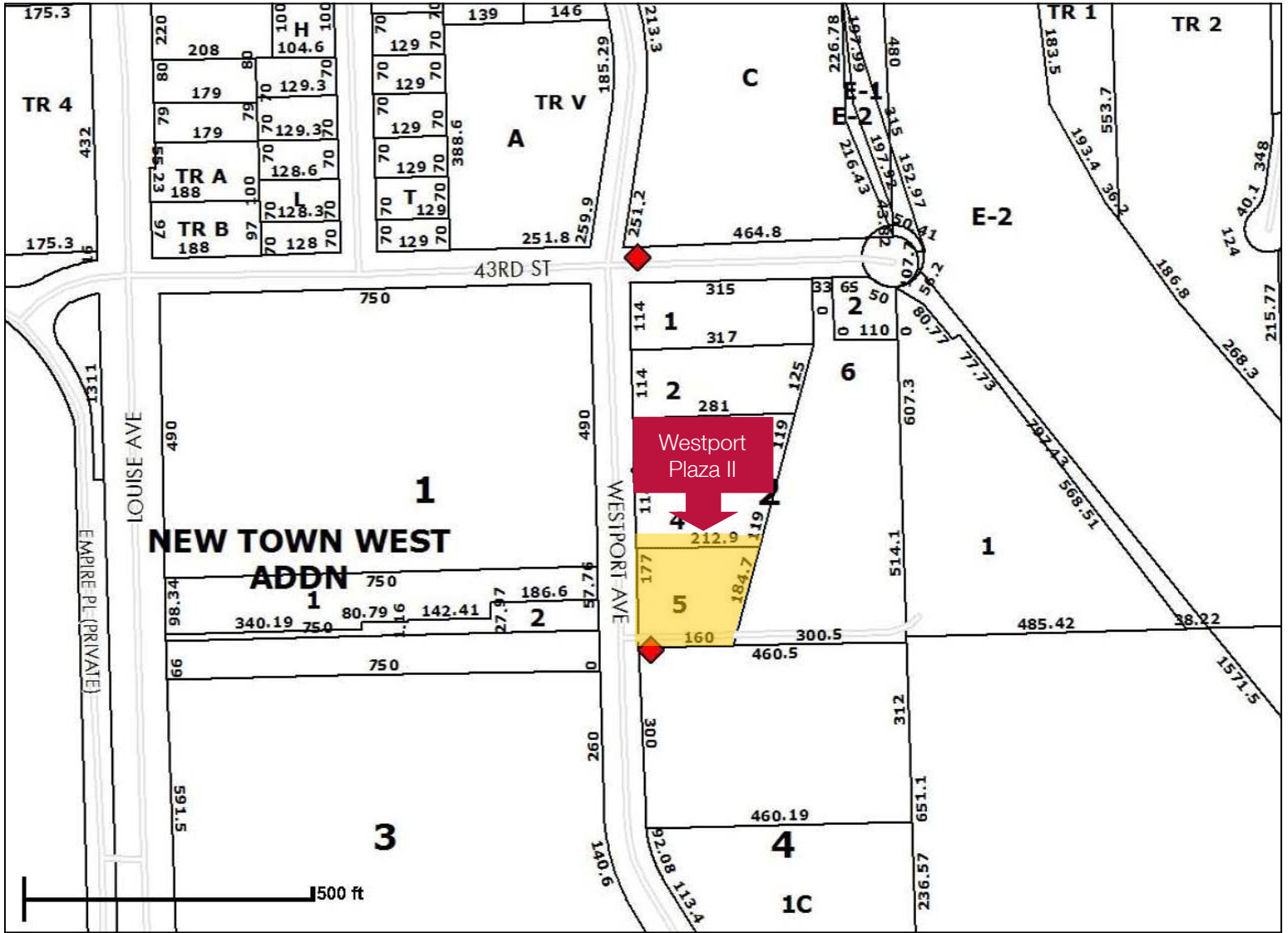
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Plat Map



Aerial View

