

For Sale or Lease
N. Louise Dr. Commercial Building
1801 & 1805 N. Louise Drive
Sioux Falls, SD 57107

List Price: \$300,000
Lease Price: \$2,250/month
Lease Type: NNN

Building Information

Building Sq. Ft.: 6,000
Lot Size/Sq. Ft.: 26,512
Year Built: 1983
Type of Construction: Steel Frame
Roof: Metal
Floor: Concrete
Zoning: I-1
Real Estate Taxes: \$4335.66
Estimated NNN Expenses/sq. ft.: \$1.90

Property Highlights

- ◇ Steel framed, metal paneled commercial building located between N. Russell and I-29.
- ◇ 1,160 sq. ft. of office space.
- ◇ 1,240 sq. ft. storage area adjacent to the office area.
- ◇ 3,600 sq. ft. warehouse with 16' clear height and one overhead door.
- ◇ Accessed from W. Eide and N. Louise Drive.
- ◇ An additional 9,470 sq. ft. of vacant land north of the building is included.
- ◇ Monument signage.
- ◇ Tower located in northwest corner of lot provides an annual income of \$3,000.
- ◇ Easy access to I-29
- ◇ Owner is a South Dakota licensed real estate broker.

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.



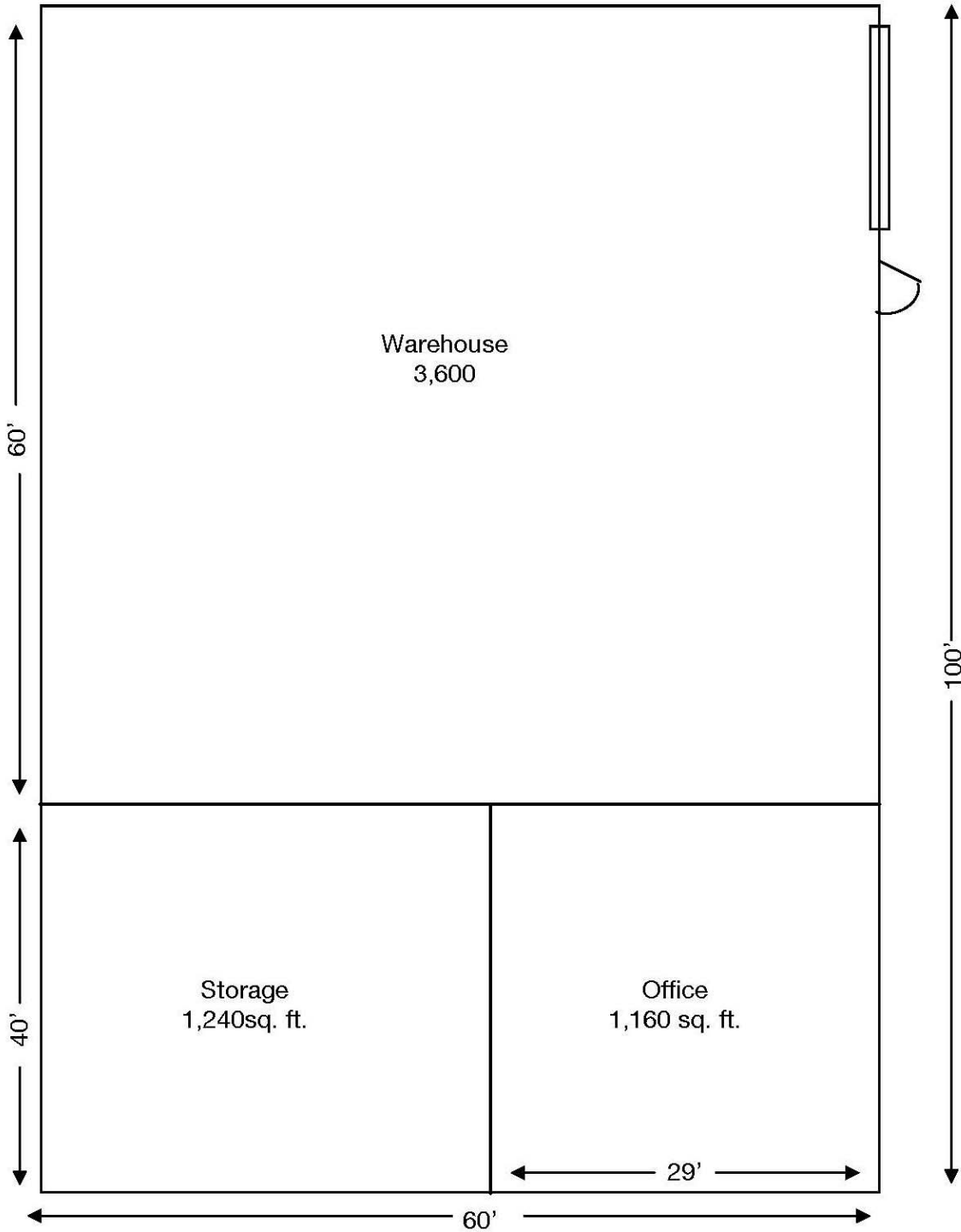
Contact



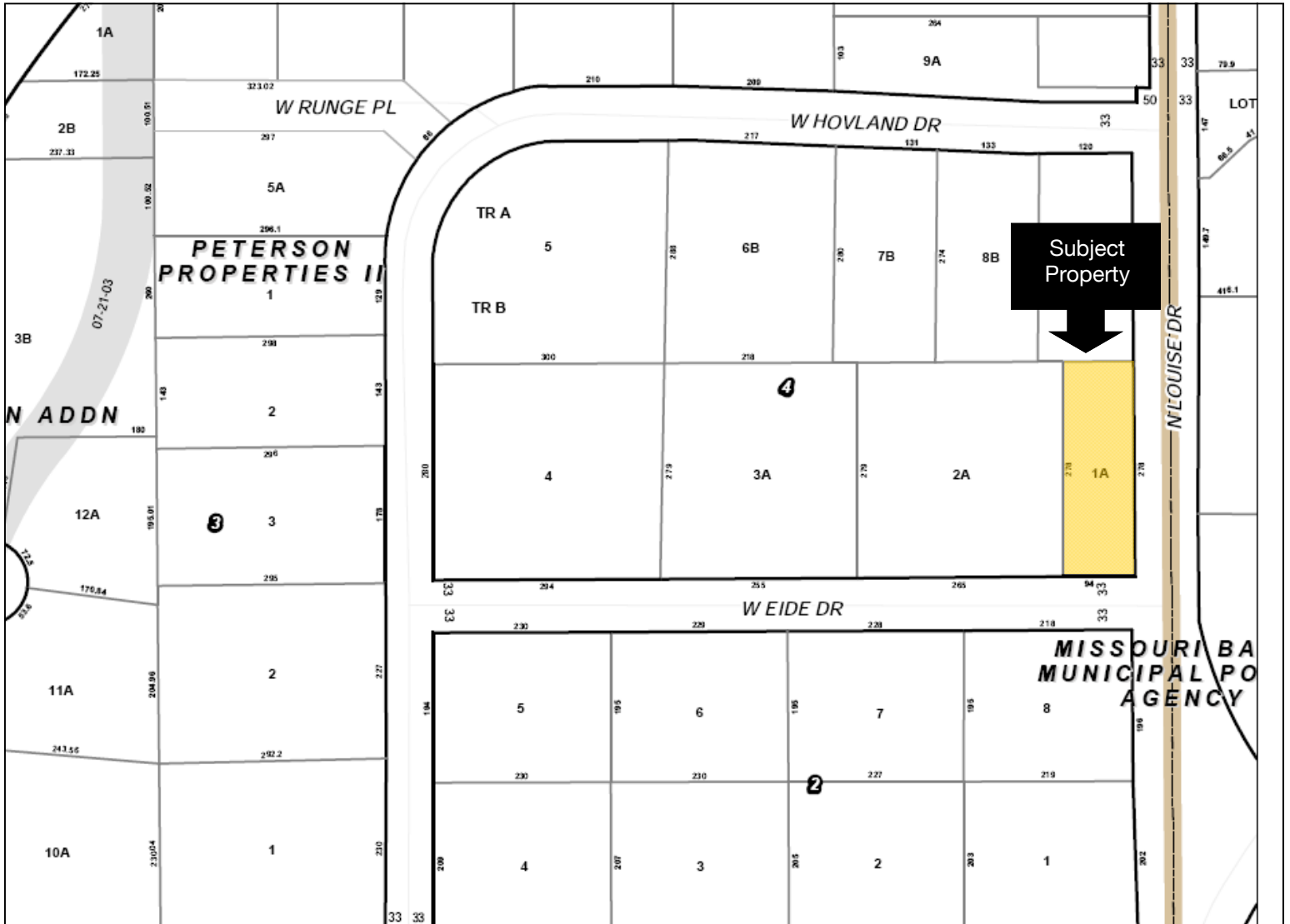
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Floor Plan



Plat Plan



Aerial

