

### 3,000 SF Retail/ Office Building



217 N. Minnesota Avenue  
Sioux Falls, SD 57104

#### Property Features

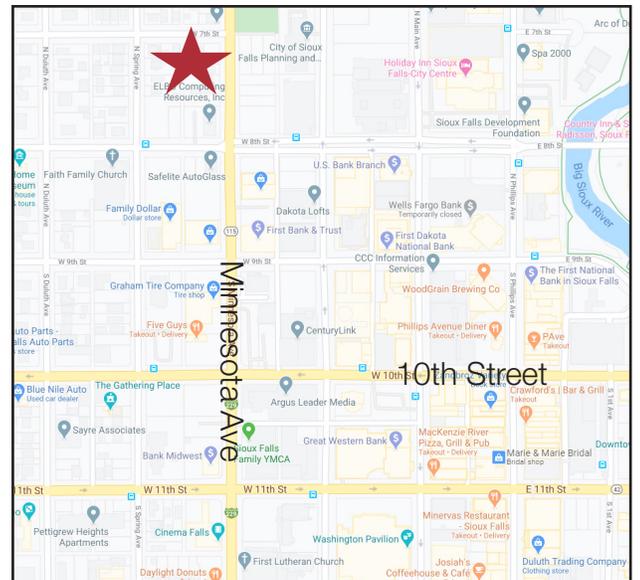
- Building size: 3,000 sq. ft.
- Lot size: .30 acres
- Year built: 1960
- Zoning: C-2
- Overhead door
- New rubber membrane roof
- Includes billboard lease income \$2,000/ year

#### Pricing

- List price: \$500,000 (\$166.67/ sq. ft.)
- Lease rate: \$3,200/ month NNN
- 2019 Real Estate Taxes: \$4,299.72

#### Location

- Located near downtown Sioux Falls
- Area neighbors include: ELBO Computing Resources, City of Sioux Falls, Minnehaha County Courthouse, Siouxland Libraries, Safelite Auto Glass



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FOR SALE OR LEASE



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