

For Sale or Lease Office Building Price Reduced: \$575,000 Lease Rate: \$10 - \$14/ sq. ft.



Minnesota Avenue Office

427 N. Minnesota Avenue, Sioux Falls, SD 57104

Property Features

- Building size: 4,978 sq. ft.
- Suite A: 1,737 sq. ft.
- Suite B: 1,168 sq. ft.
- Suite C: 2,073 sq. ft. Leased
- Year built: 1987
- Monument signage
- 17 paved, on-site parking spots
- Owner is a licensed Real Estate Agent in South Dakota
- Co-listed with Ron Nelson Nelson Commercial Real Estate
- Sale-leaseback opportunity for portion of building

Pricing

- Price reduced: \$575,000 (\$115.51/ sq. ft.)
- Lease rate Suite A: \$14.00/ sq. ft. gross plus utilities
- Lease rate Suite B: \$10.00/ sq. ft. gross plus utilities
- 2019 Real Estate Taxes: \$8,971.52

Location

- Located on North Minnesota Avenue with easy access to central business district
- Area neighbors include: Sioux Falls Police Department, Minnehaha County Courthouse Campus, Kum & Go, Good Samaritan Society

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Michael Martin, CCIM +1 605 261 2777 mobile +1 605 444 7105 direct mmartin@naisiouxfalls.com

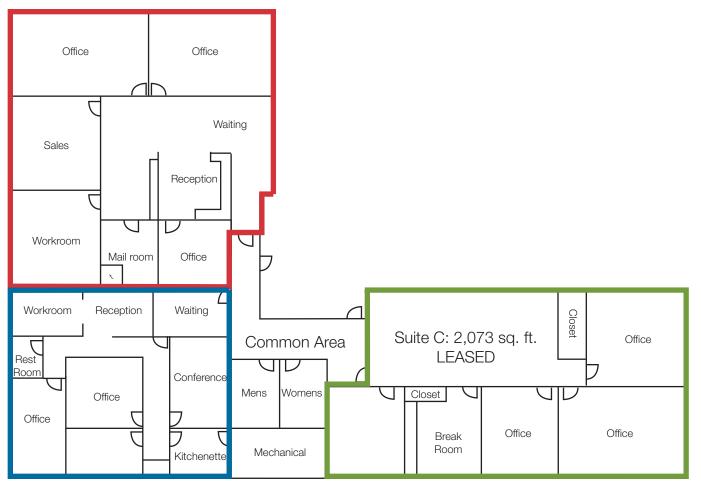
2500 W. 49th Street, Suite 100 Sioux Falls SD 57105 +1 605 357 7100 naisiouxfalls.com

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NSioux Falls

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