

## Minnesota Avenue Office

427 N. Minnesota Avenue, Sioux Falls, SD 57104

### Property Features

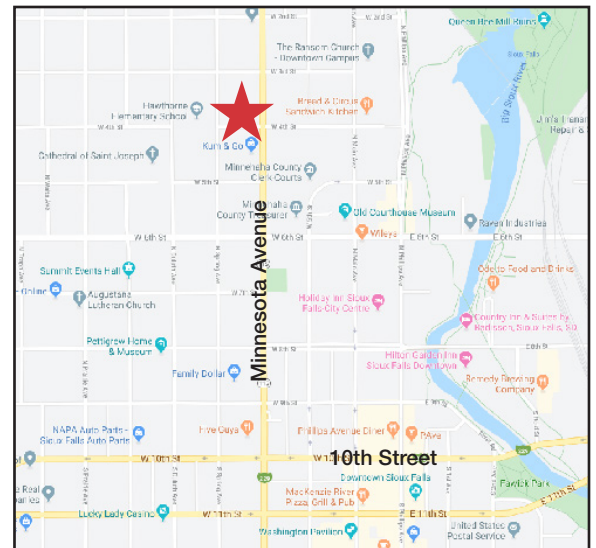
- Building size: 4,978 sq. ft.
- Suite A: 1,737 sq. ft.
- Suite B: 1,168 sq. ft.
- Suite C: 2,073 sq. ft. - Leased
- Year built: 1987
- Monument signage
- 17 paved, on-site parking spots
- Owner is a licensed Real Estate Agent in South Dakota
- Co-listed with Ron Nelson - Nelson Commercial Real Estate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



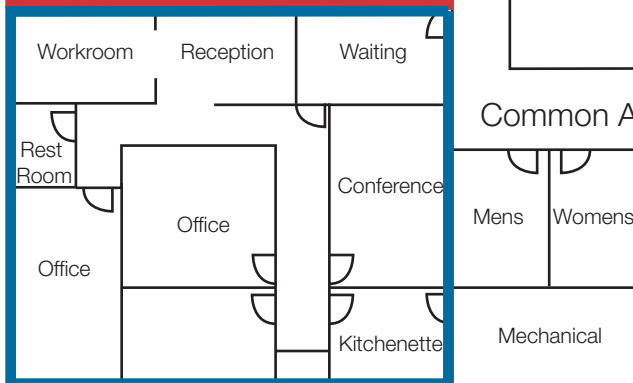
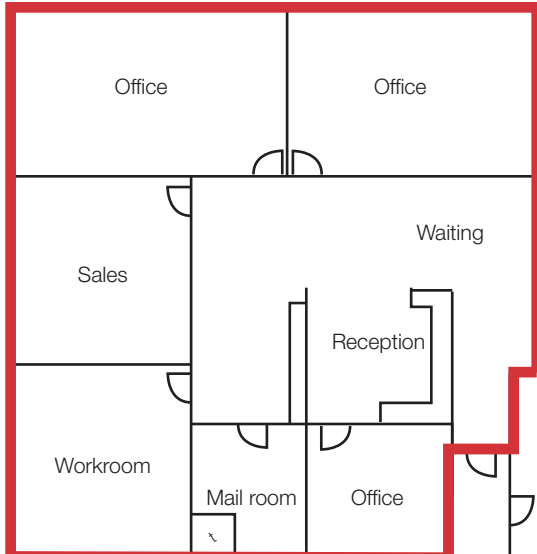
**Michael Martin, CCIM**  
+1 605 261 2777 mobile  
+1 605 444 7105 direct  
mmartin@naisiouxfalls.com



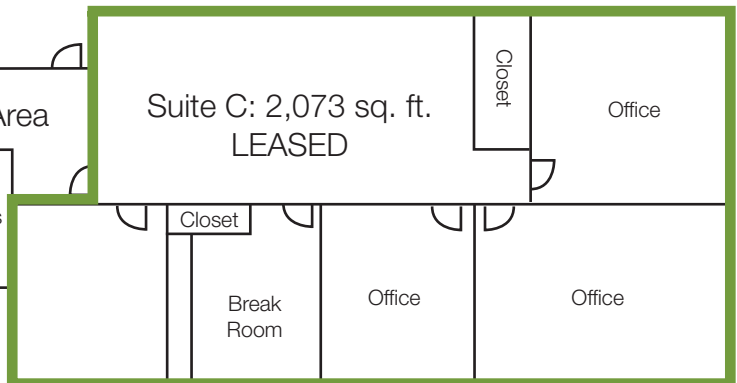
For Sale or Lease  
**Office Building**



Suite A: 1,737 sq. ft.



Suite B: 1,168 sq. ft.





For Sale or Lease  
**Office Building**

