

FULLY-LEASED INVESTMENT PROPERTY



Carolyn Avenue I-29 Plaza

3203 S. Carolyn Avenue, Sioux Falls, SD 57104

Property Features

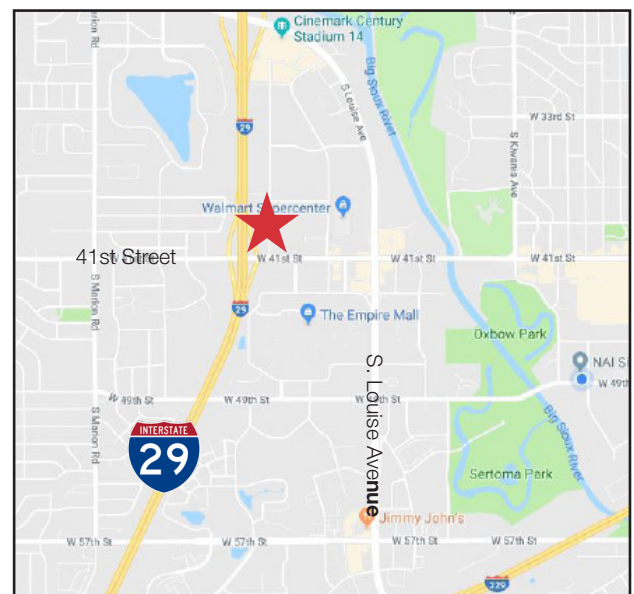
- Fully-leased investment property
- Long-term tenancy with stable rent roll
- Gross Building Area: 15,210 Sq. Ft. (234' x 65')
- Leased Area: 14,298 sq. ft.
- Lot size: 1.43 Acres (62,475 sq. ft.)
- Year built: 1976
- Interstate visibility
- Zoning: C-4
- New roof in 2013
- Parking: 56 spaces (23 front, 33 rear)
- **Cell tower with revenue** - additional future revenue with cell tower tenants expanding

Pricing

- **Building Price: \$1,250,000** (\$87.42/ sq. ft.)
- Cap Rate: 7.74%
- **Building & cell tower: \$1,900,000**
- Blended cap rate: 7.22%
- 2020 Real Estate Taxes: \$21,210.68

Location

- Located just north on 41st Street on Carolyn Avenue
- Area neighbors include: Menard's, Quality Inn, My Place Hotel, Microtel, Empire Mall



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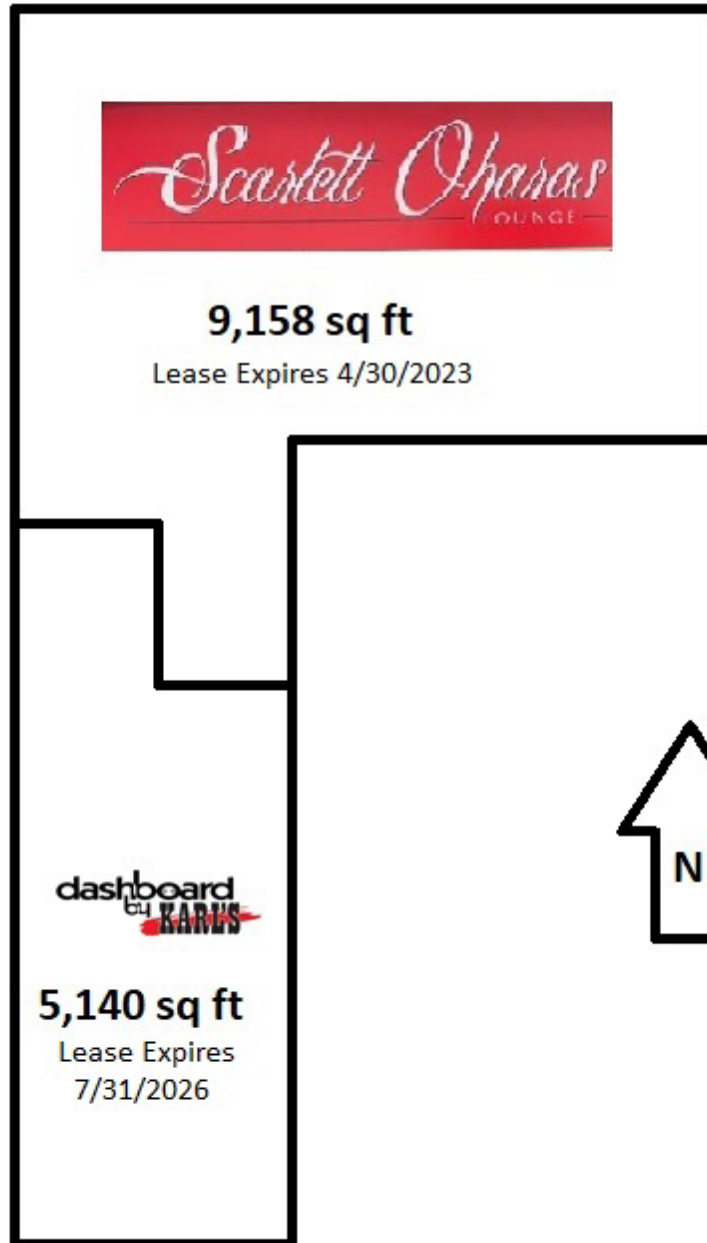
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FOR SALE

Cell
tower

Crown Castle - Options to
extend lease to 2046.
Verizon - Option to extend
lease to 2028.



FOR SALE



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FOR SALE

