



Jones Eye Clinic

3801 S. Elmwood Avenue, Sioux Falls, SD 57105

Property Features

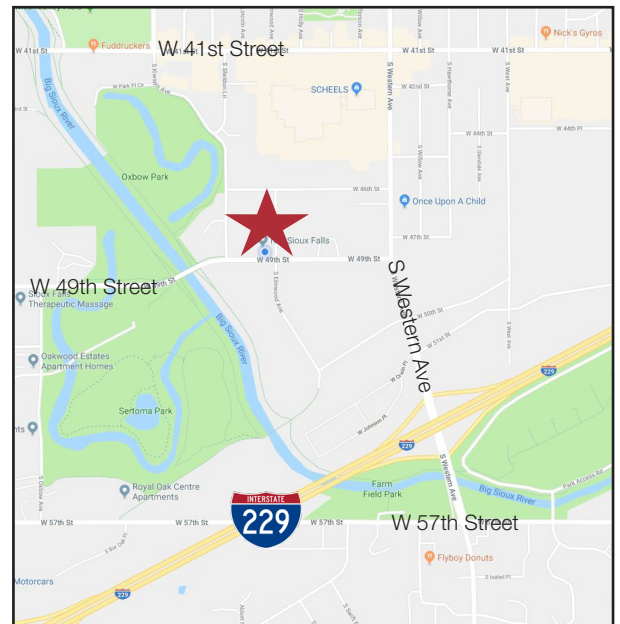
- Building size: 8,560 sq. ft.
- Lot size: 1.86 acres
- Land to building: 9.47:1
- Year built: 1991
- Parking spaces: 48
- New, 50-year roof installed 2014
- HVAC upgraded 2019
- Oversized 2 stall heated garage
- Back-up generator
- Irrigated lawn
- Excess land could be subdivided or used for expansion
- Fiber optic ready
- Personal property negotiable

Price

- Price reduced: \$1,950,000 (\$227.80/ sq. ft.)
- Lease rate: \$19.50/sq. ft., NNN
- Total 2019 Real Estate Taxes: \$27,659.36

Location

- Located on the corner of W. 46th Street & S. Elmwood Avenue between Western & Kiwanis
- Easily accessible from I-229 & Western Avenue
- Within blocks of 41st Street retail corridor
- Close to Western Mall, Empire & Empire East
- Neighbors include: Sanford Health Psychology & Psychiatry, NAI Sioux Falls, Solarity, Center for Active Generations



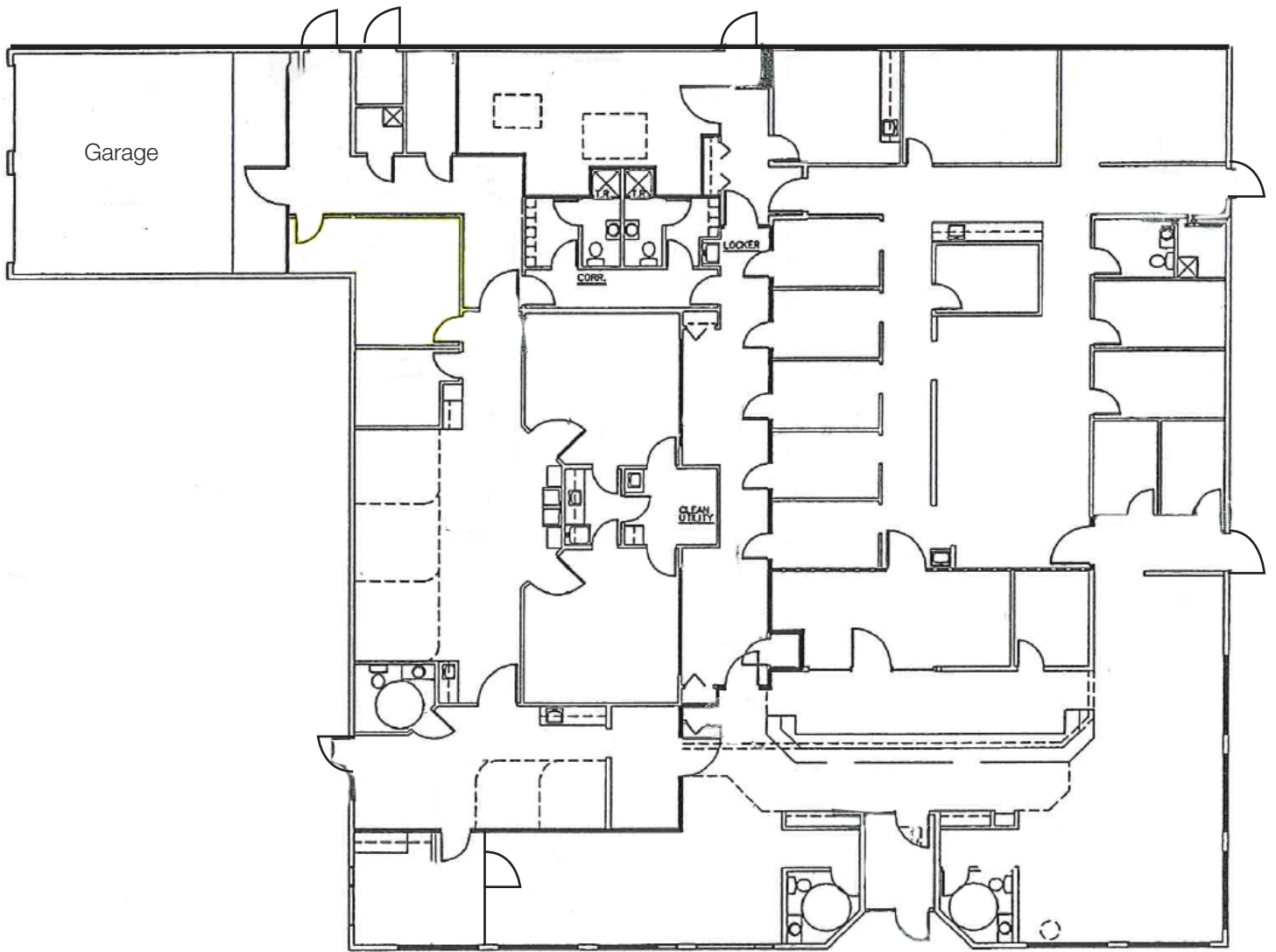
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For Sale or Lease
Office Building



46th Street

Elmwood Avenue



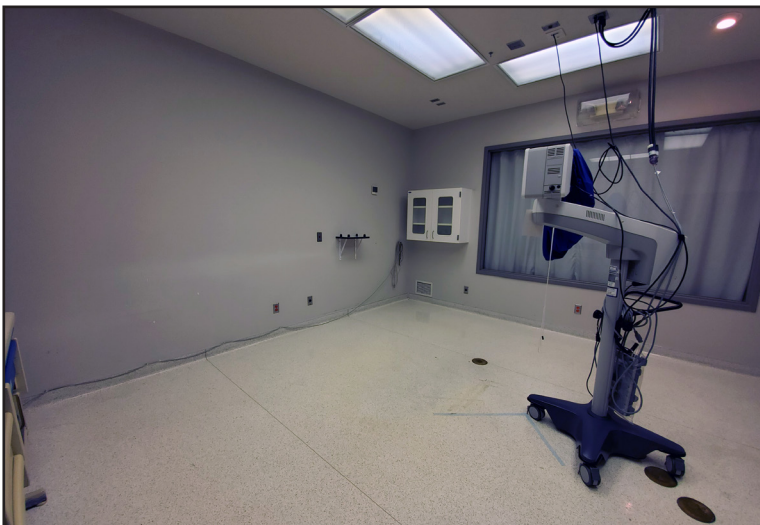
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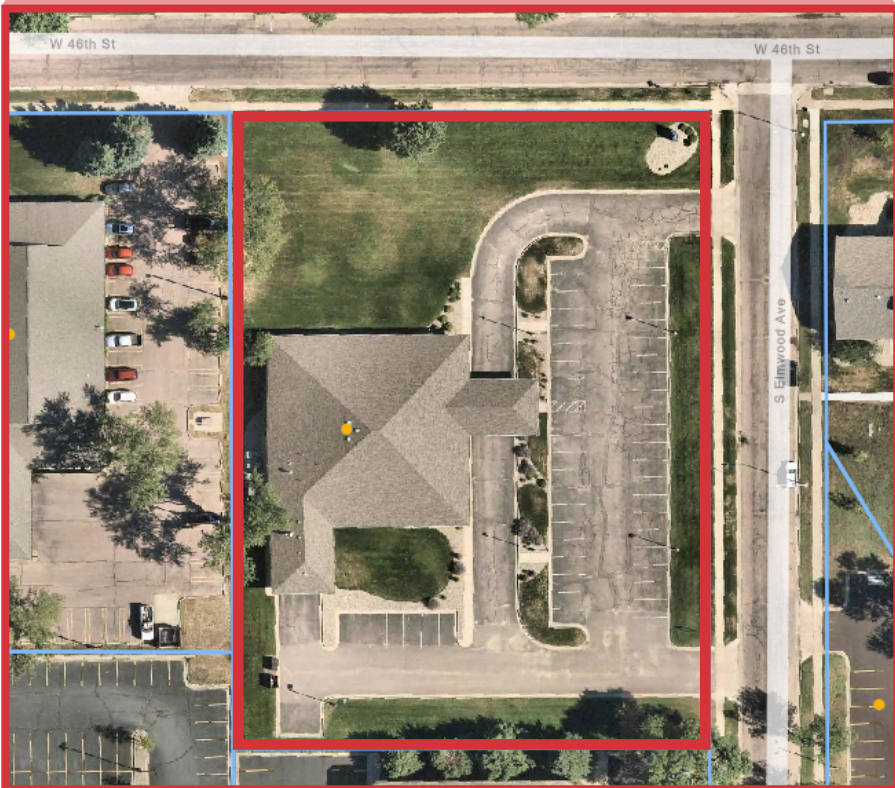
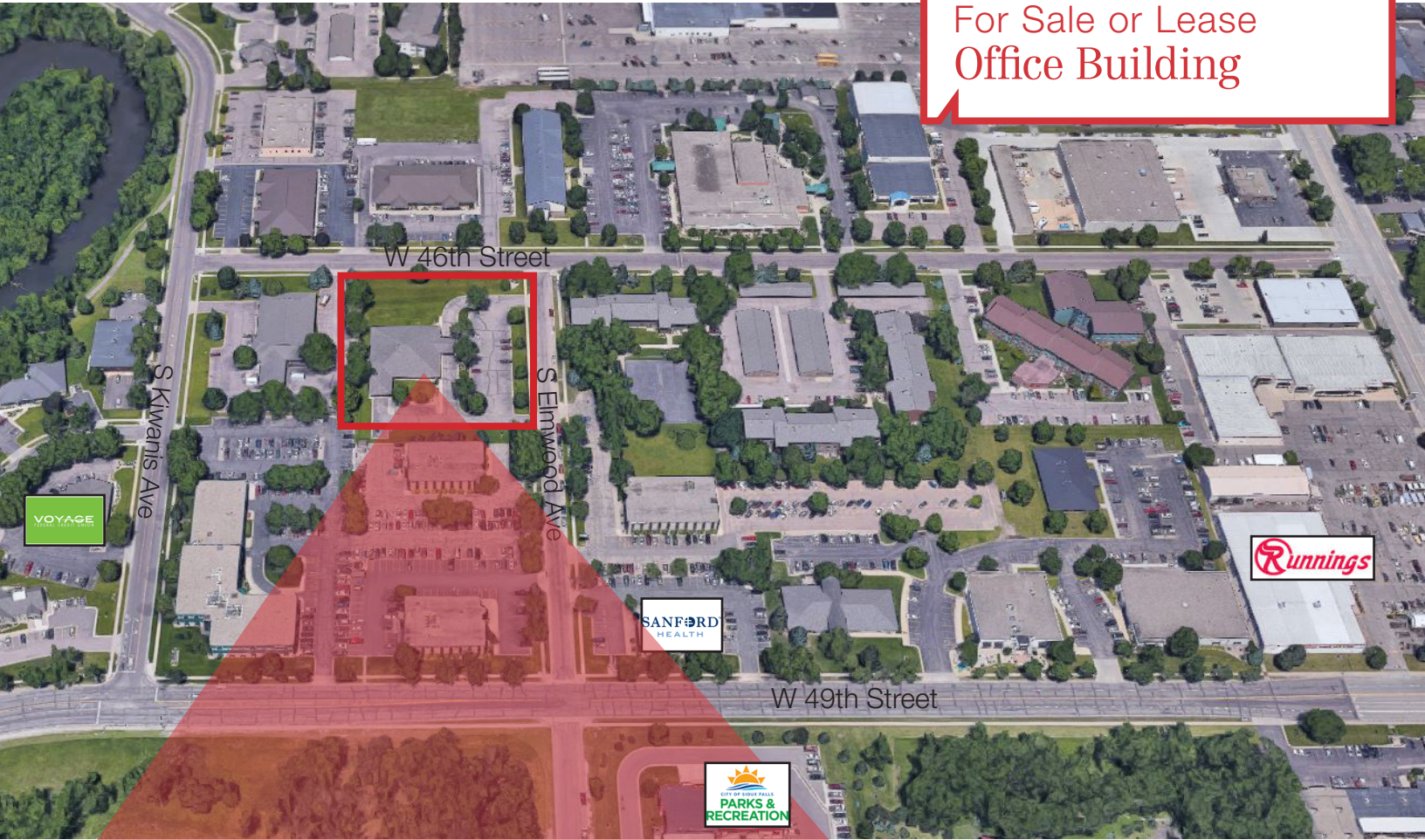
For Sale or Lease
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