



Jones Eye Clinic

3801 S. Elmwood Avenue, Sioux Falls, SD 57105

Property Features

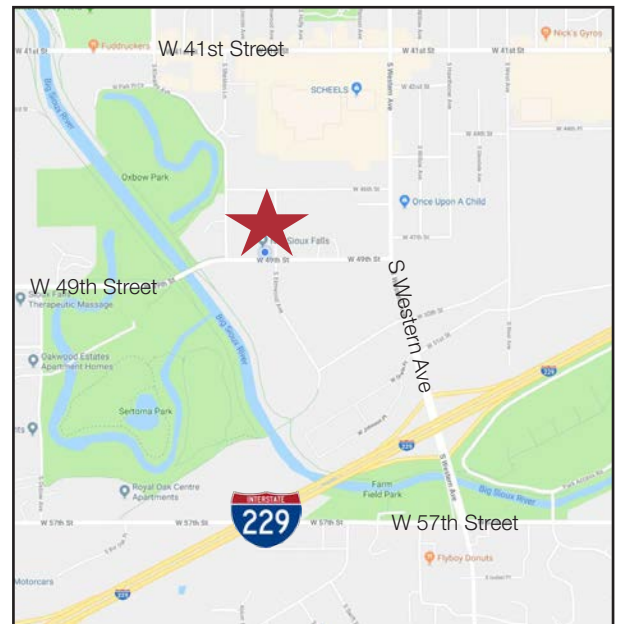
- Building size: 8,560 sq. ft.
- Lot size: 1.86 acres
- Land to building: 9.47:1
- Year built: 1991
- Parking spaces: 48
- New, 50-year roof installed 2014
- HVAC upgraded 2019
- Oversized 2 stall heated garage
- Back-up generator
- Irrigated lawn
- Excess land could be subdivided or used for expansion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

Price

- List price: \$2,300,000 (\$268.69/ 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



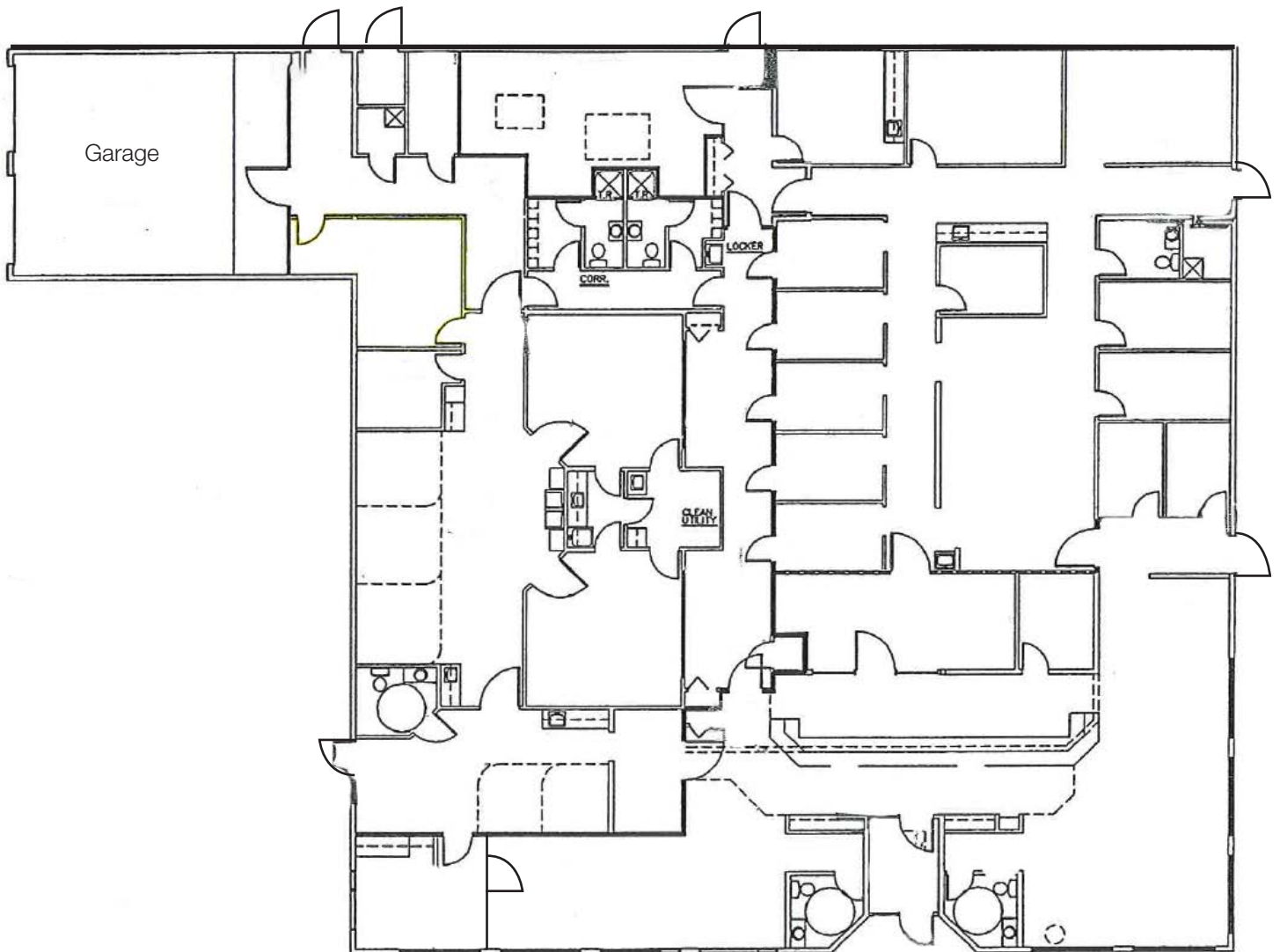
Dennis Breske

MBA, CCIM, SIOR

+1 605 310 6666 mobile

dbreske@naisiouxfalls.com

For Sale or Lease
Office Building



46th Street

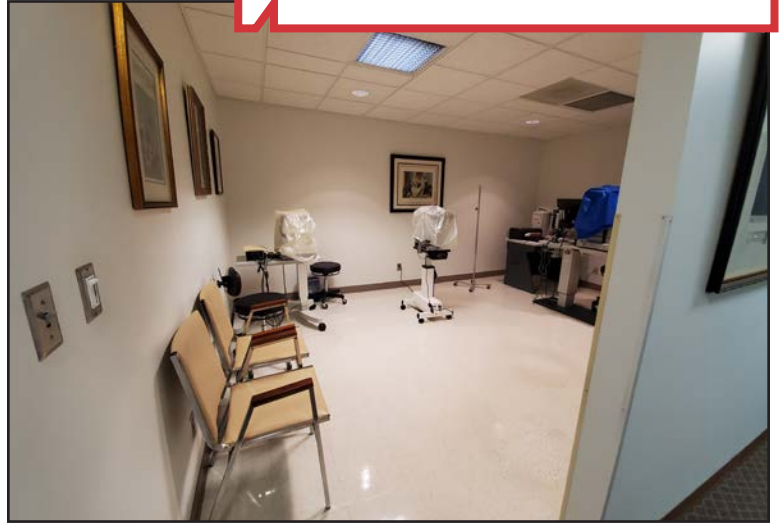
Elmwood Avenue



For Sale or Lease
Office Building



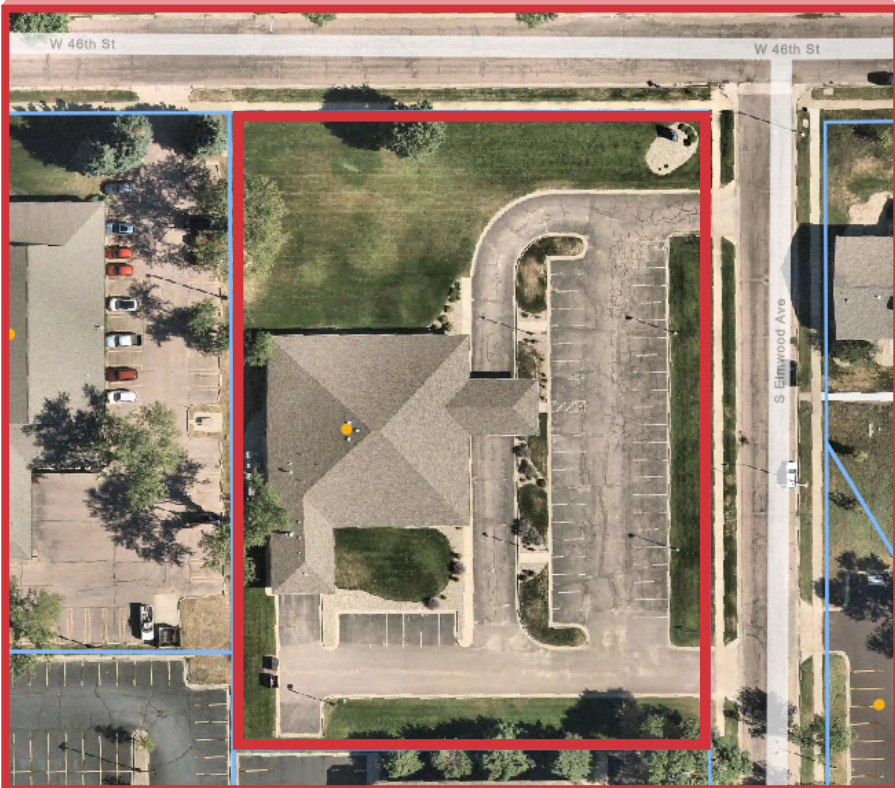
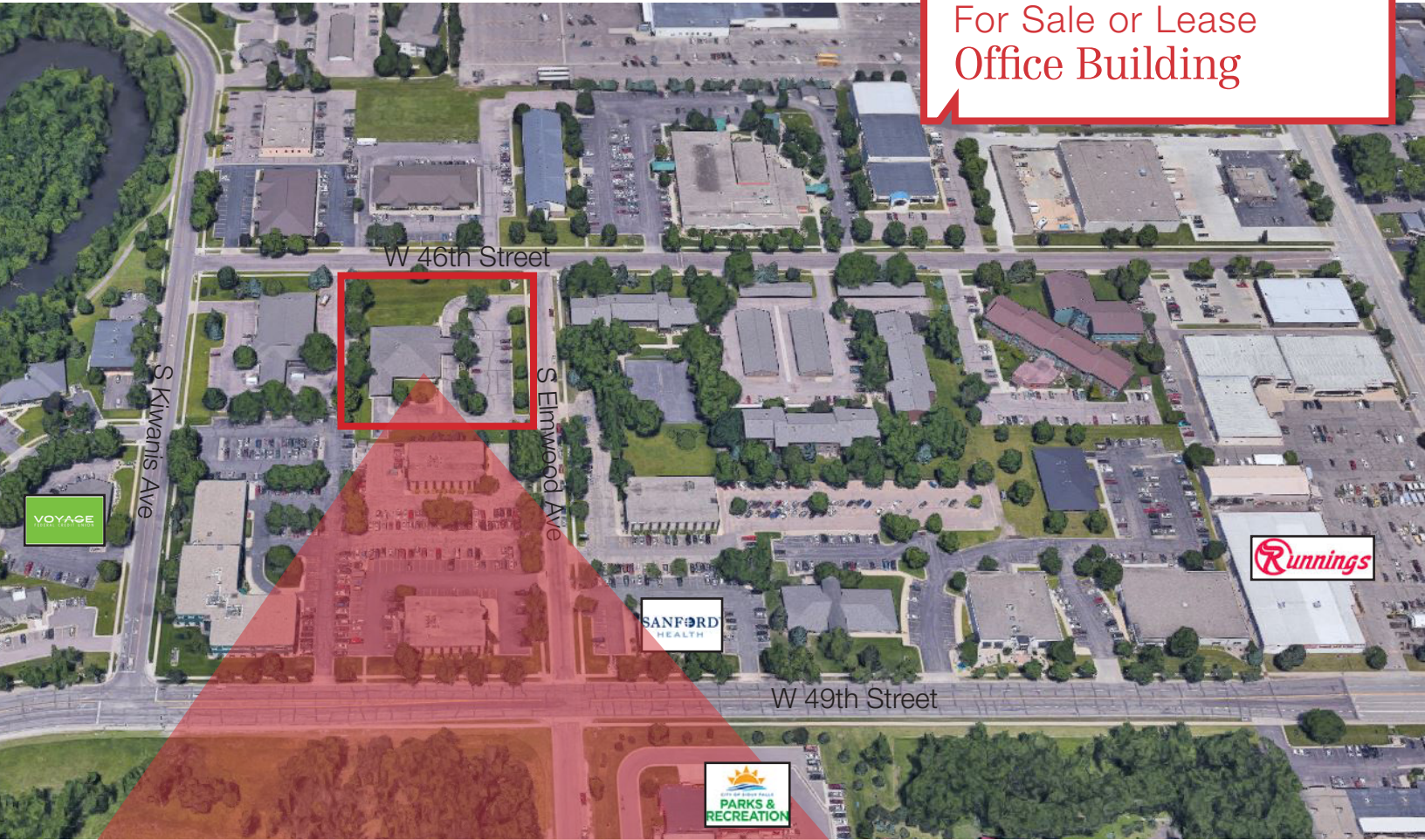
For Sale or Lease
Office Building



For Sale or Lease
Office Building



For Sale or Lease
Office Building



For Sale or Lease
Office Building



For Sale or Lease
Office Building

