

MEDICAL OFFICE CONDO

6709 S. MINNESOTA AVENUE #102, SIOUX FALLS, SD 57108

FULLY-LEASED SINGLE TENANT INVESTMENT FOR SALE: \$1,000,000



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

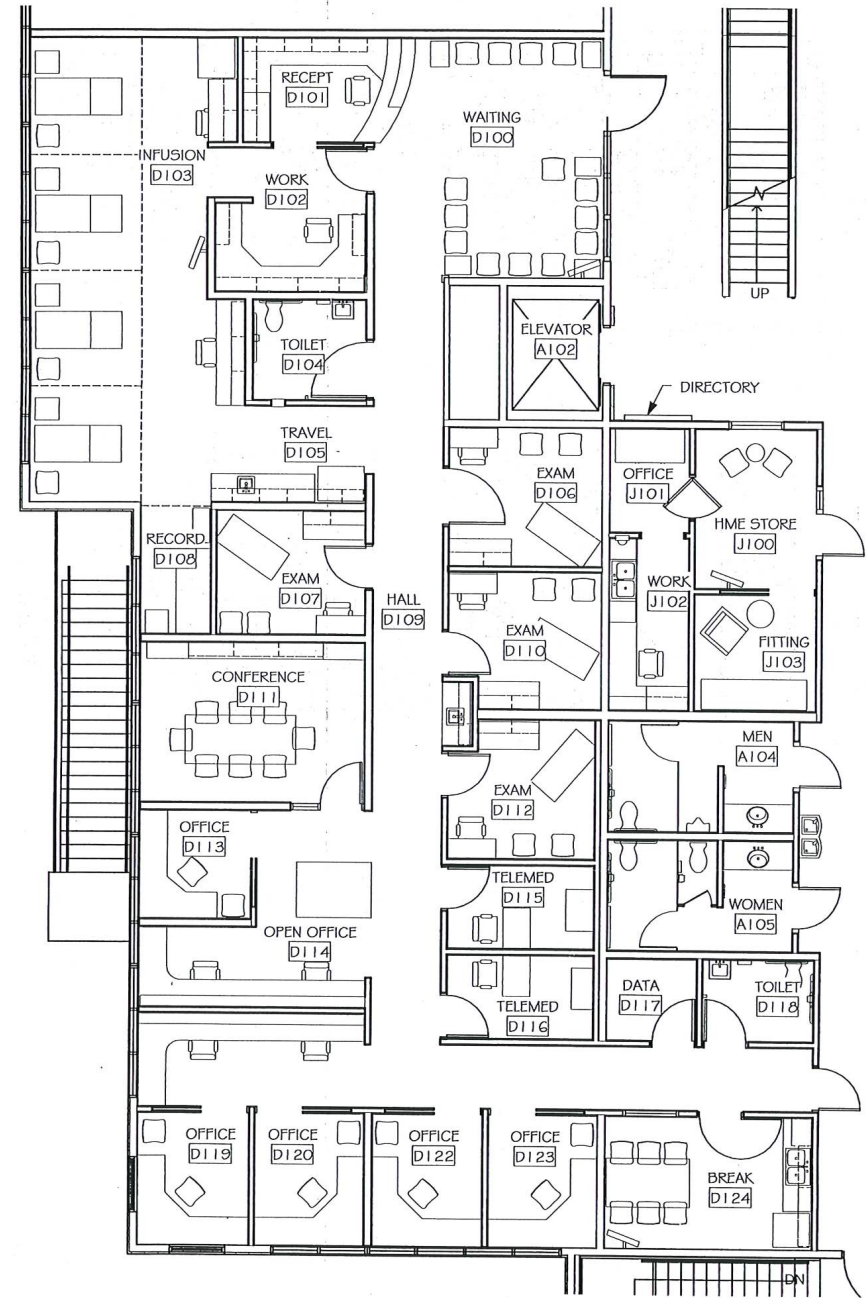
CRAIG HAGEN
CCIM, SIOR
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chagen@naisiouxfalls.com

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605 228 9744
mmahlen@naisiouxfalls.com

NAI Sioux Falls

EXECUTIVE SUMMARY

Pricing	\$1,000,000 \$225.32/ sq. ft. 2019 Real Estate Taxes \$15,190.82
Tenant	Avera Health Lease expires: 8/31/23 5 - 1 year renewal options with 2% increases
Year Built	2011
Zoning	Office
Size	4,438 sq. ft.
Layout	5 private offices 4 exam rooms In-suite restrooms Conference room Break room Work rooms Infusion room Waiting area Reception area
Parking	+/- 138 shared parking spaces



TENANT



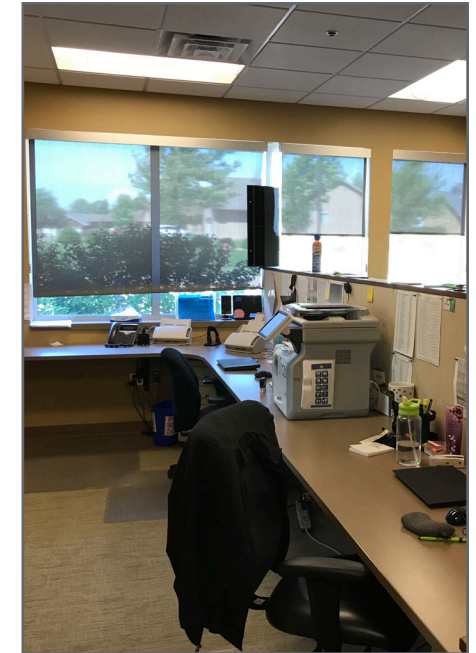
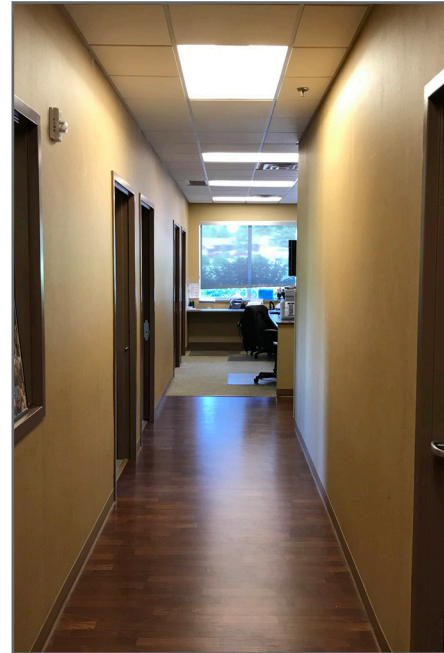
Avera Health is an integrated health system based in Sioux Falls, SD. Avera serves South Dakota and surrounding areas of Minnesota, Iowa, Nebraska and North Dakota through six regional centers in Aberdeen, Mitchell, Pierre, Sioux Falls and Yankton, SD, and Marshall, MN. We serve you through 35 hospitals, 215 primary and specialty care clinics, 40 senior living facilities in addition to home care and hospice, sports and wellness facilities, home medical equipment outlets and more.



RENT ROLL

Suite	Suite Size	Base Rent/sq. ft.	*Additional Rent/sq. ft.
102	4,438	\$19.70	\$8.02

* Additional Rent includes all operating costs, property taxes, property insurance, CAM, and Utilities associated with the property.

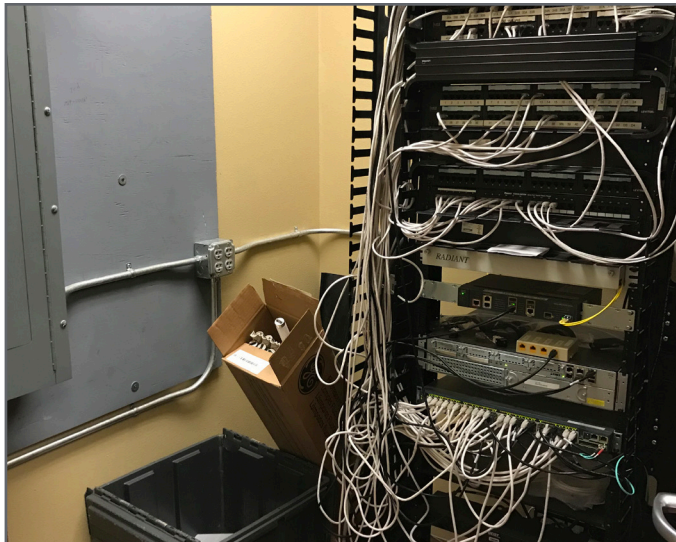
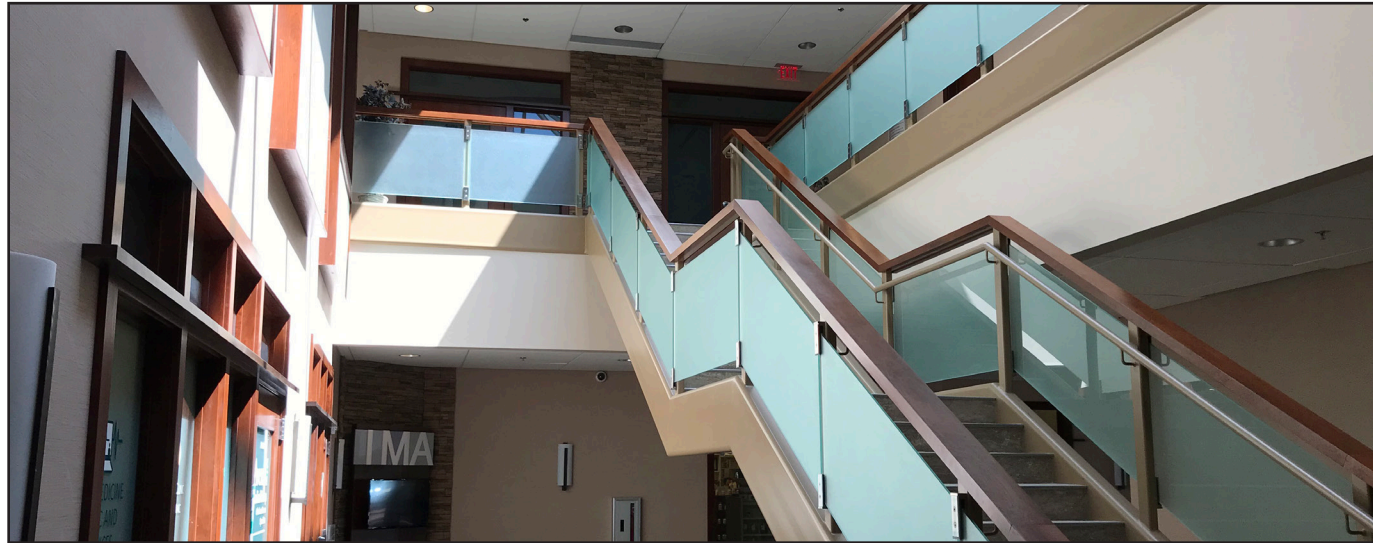


INVESTMENT HIGHLIGHTS

- 100% occupied, single tenant NNN investment
- NOI: \$87,434
- Cap Rate: 8.74%

PHOTOS

Medical Office Condo
6709 S. Minnesota Avenue #102
Sioux Falls, SD 57108



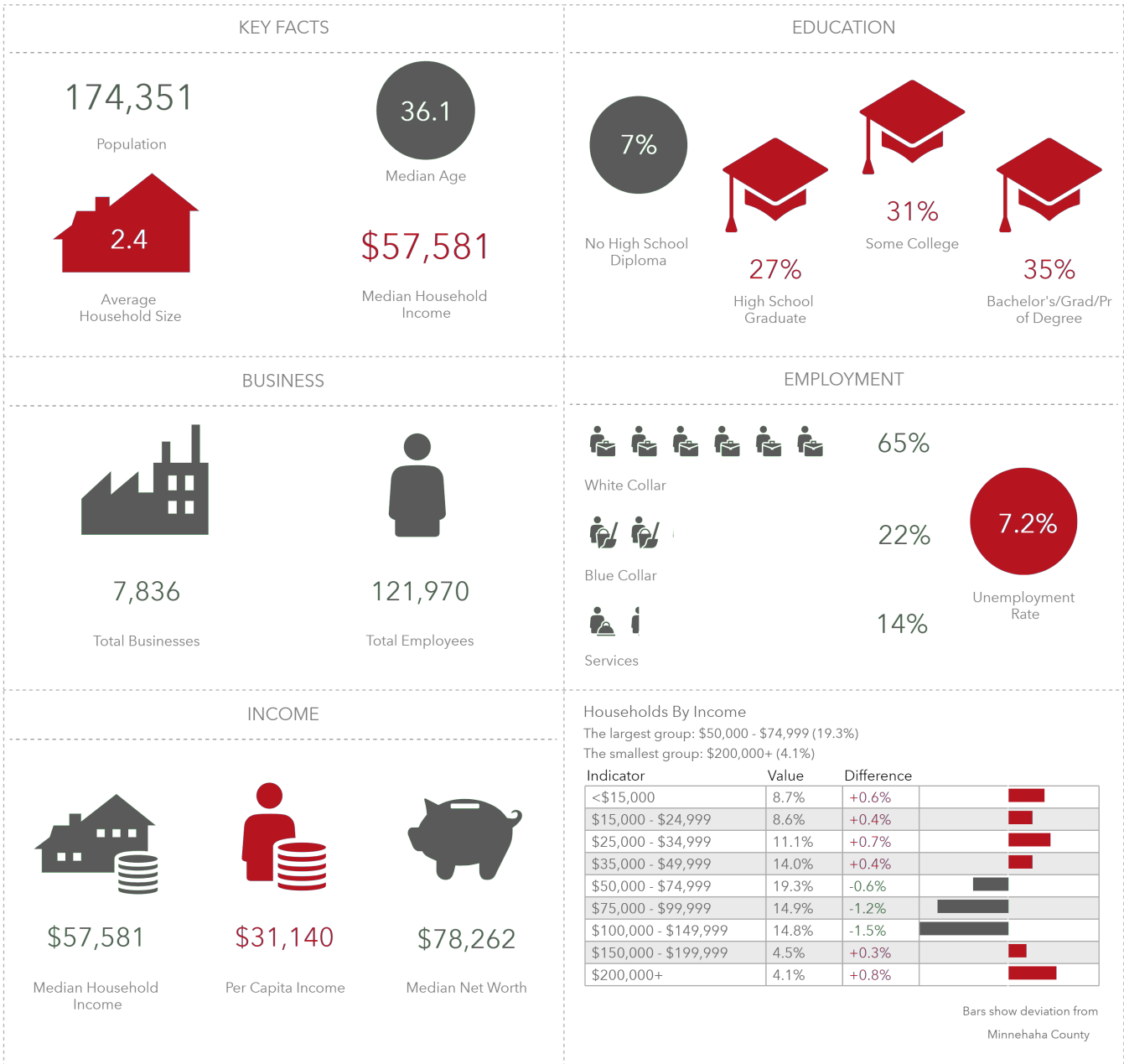
Medical Office Condo
6709 S. Minnesota Avenue #102
Sioux Falls, SD 57108

69th Street

S. Minnesota Avenue

Lyncrest Manor
Apartments





This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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