

For Sale

Office/ Flex Building  
Price Reduced: \$1,600,000



## Covell Lake Building

908 N. West Avenue, Sioux Falls, SD 57104

### Property Features

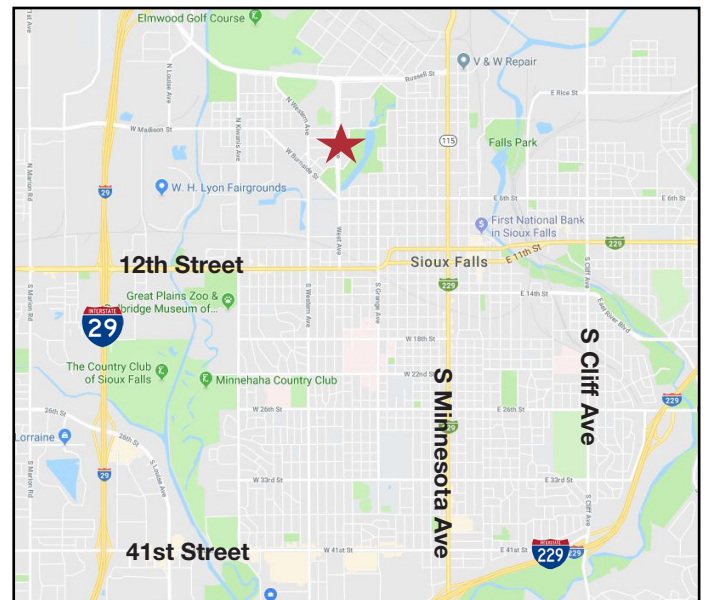
- Building Gross Area: 30,376 sq. ft.
- Lot size: 95,200 sq. ft. (2.18 acres)
- Paved, on-site parking: 60+ spaces
- Zoning: O
- Year built: 1958
- Renovated: 1993
- Unique features include:
  - Indoor & outdoor basketball court
  - Class rooms
  - 4 kitchen areas
  - Bathrooms with showers
  - Laundry room
  - Day care rooms
  - Offices

### Pricing

- Price reduced: \$1,600,000 (\$52.67/ sq. ft.)
- 2017 taxes: TBD County Owned

### Location

- Area neighbors include: Canaries Stadium, Denny Sanford Premier Center, Arena & Convention Center, Dow Rummel Village, Terrace Park & Covell Lake



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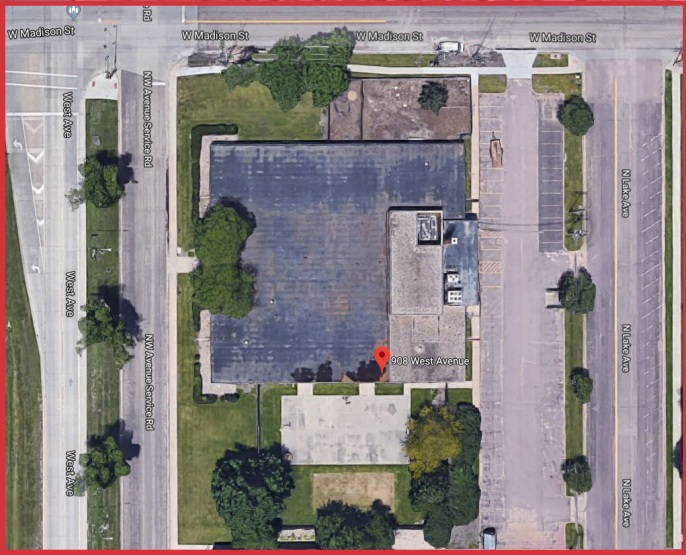


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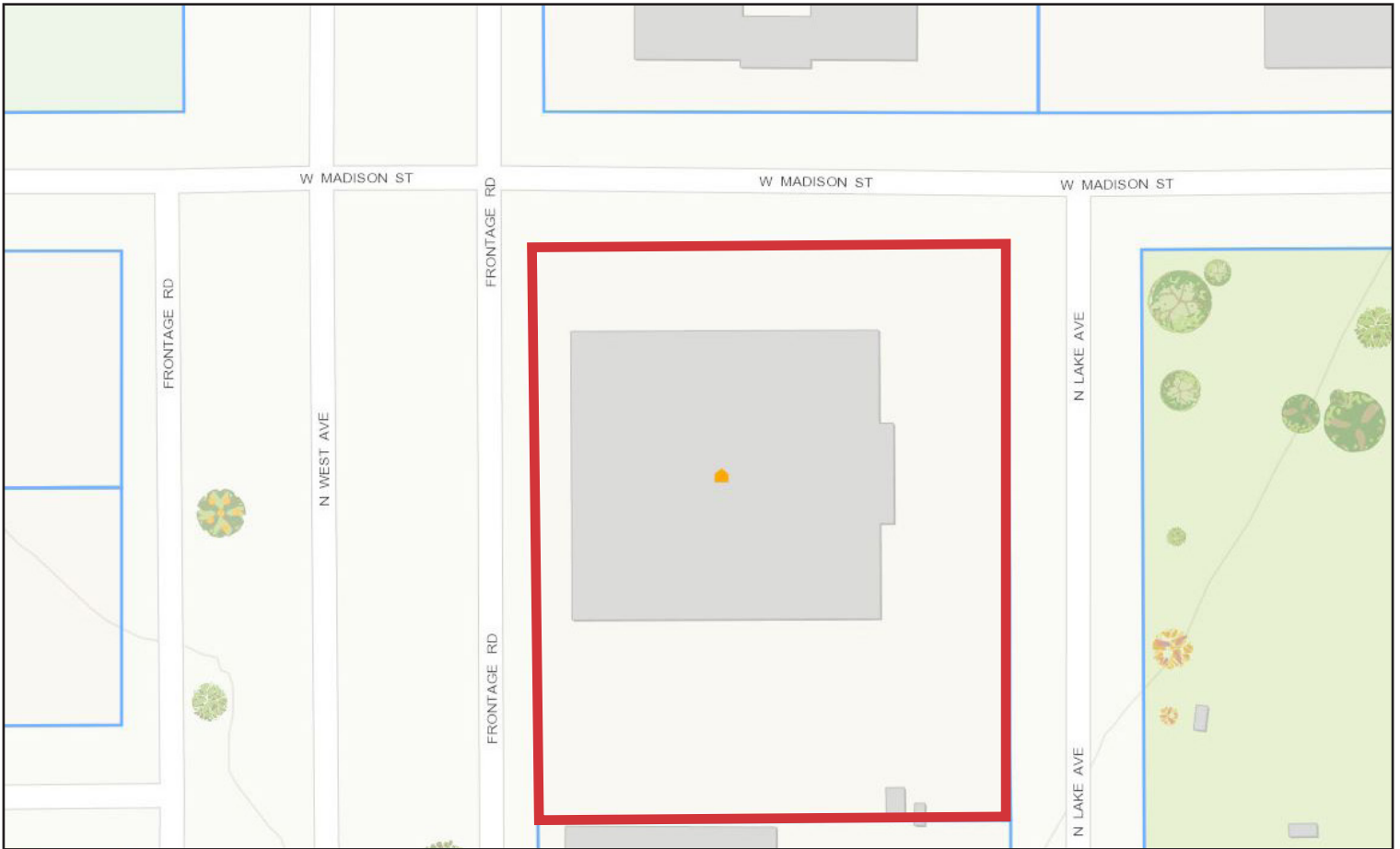


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Office Building





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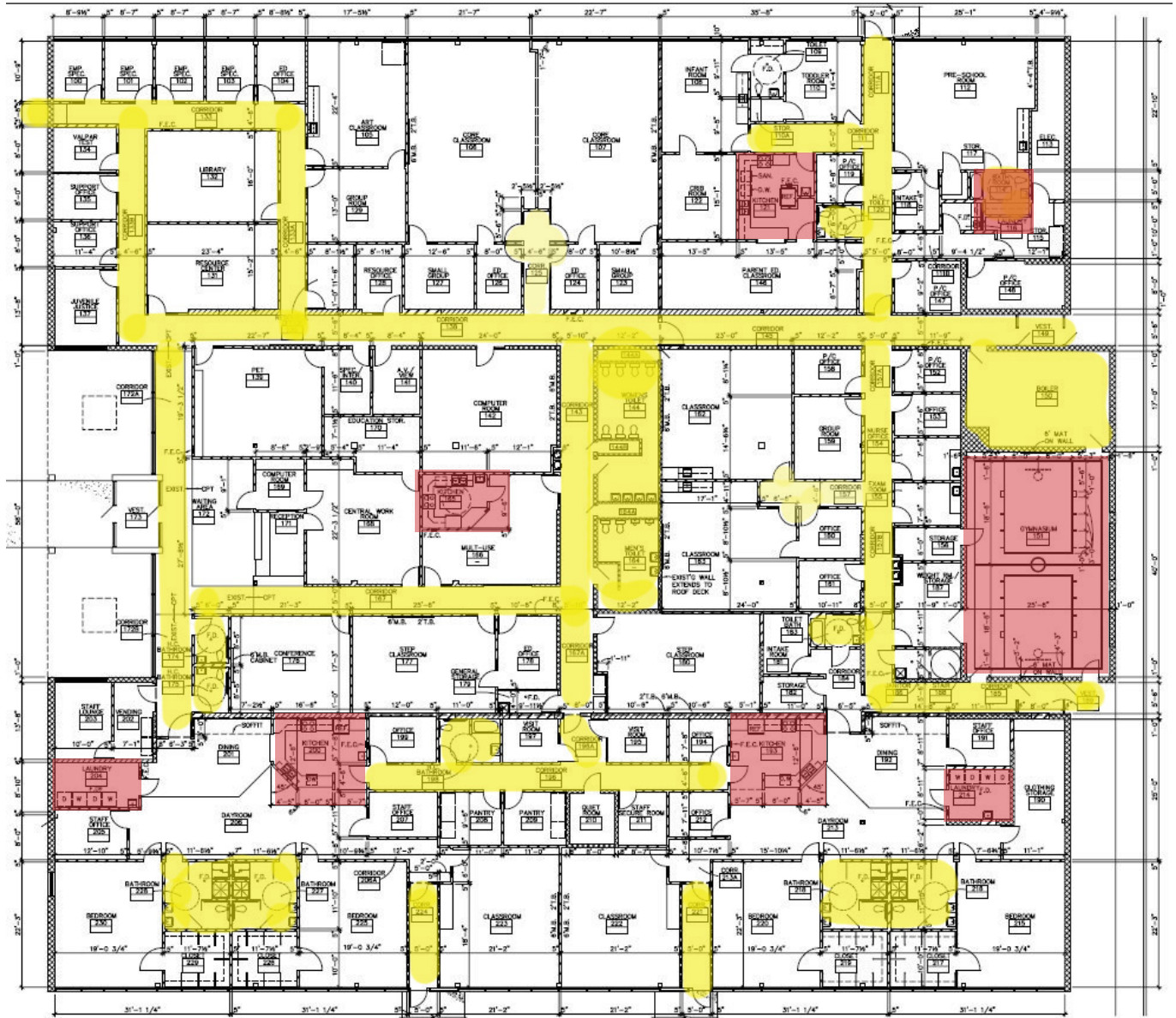


For Sale  
Office Building

Madison Street

N. West Ave.

Parking Lot

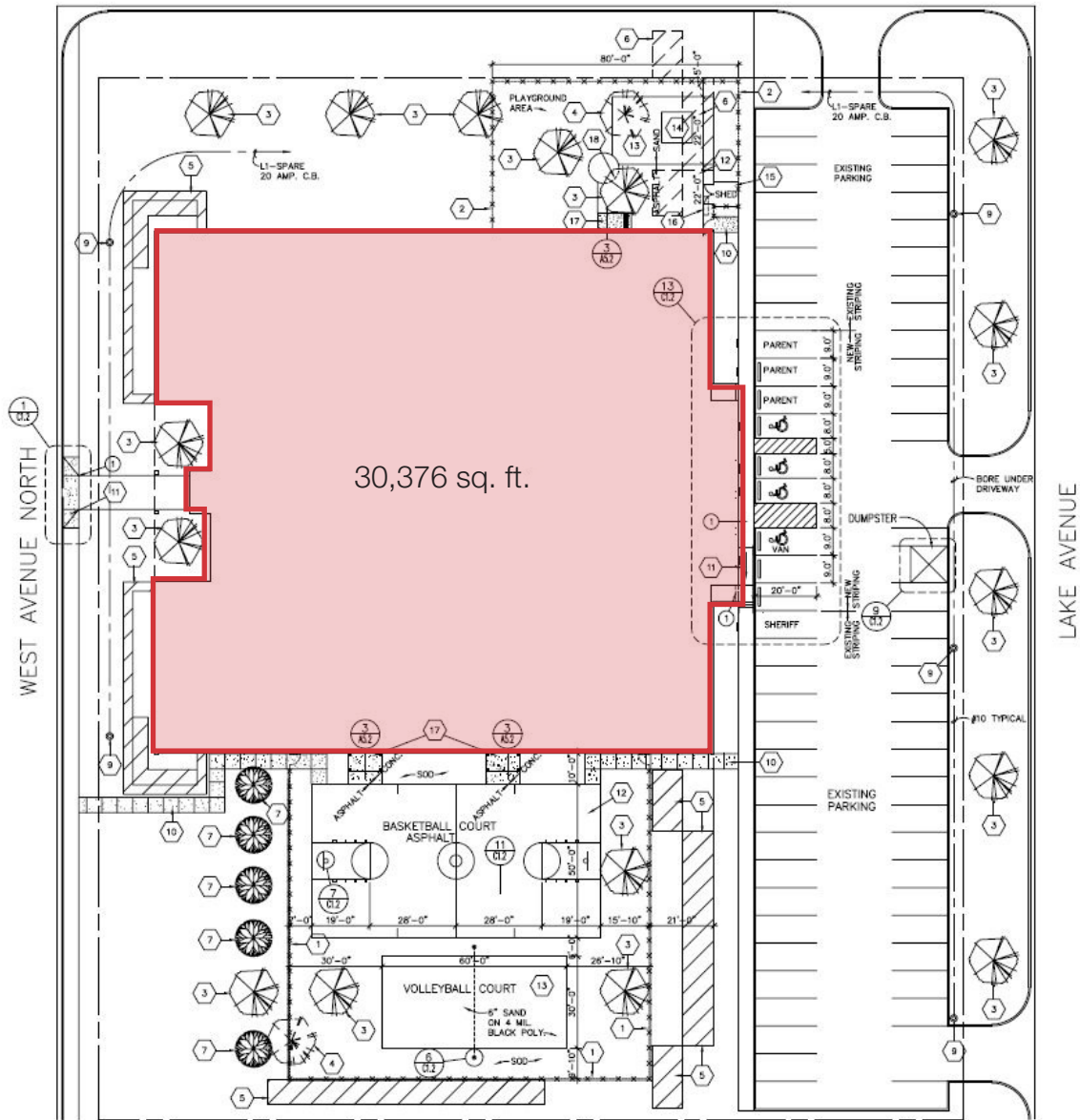


Outdoor Basketball Court



For Sale  
Office Building

Madison Street



N. West Ave.

WEST AVENUE NORTH

LAKE AVENUE

