

Car Lot for Sale

701 & 705 S. Minnesota Avenue

Sioux Falls, SD 57104

List Price: \$659,000



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



Bill Connolly
605 254 2360
bconnelly@naisiouxfalls.com

NAI Sioux Falls

PROPERTY FEATURES

- Building size: 2,426 sq. ft.
- Lot size: .49 acres (21,247 sq. ft.) two parcels
- Frontage: 135 feet on Minnesota Avenue
- Zoning: C2
- Shop with three overhead doors
- Lighted asphalt parking lot with 50 spaces for parking cars
- Four remodeled offices with an opportunity to lease out upstairs office space
- Lighted pylon signage on Minnesota Ave updated in 2019
- Updated boiler system, roof and windows full basement for extra storage
- Entire parking lot crack sealed in 2021
- Updated heated three stall garage/shop with overhead doors, water faucets and ventilation added
- Property is currently occupied with sale-leaseback interest

LOCATION

- Located south of 14th Street on Minnesota Avenue
- High traffic location with 23,900 vpd
- Area neighbors include First PREMIER Bank, First Capital Trust, Brandt Solomon & Anderson Accountants, and Sioux Falls Housing & Redevelopment Commission

PRICING

- List price: \$659,000
- 2020 Real Estate Taxes: TBD



PHOTOS

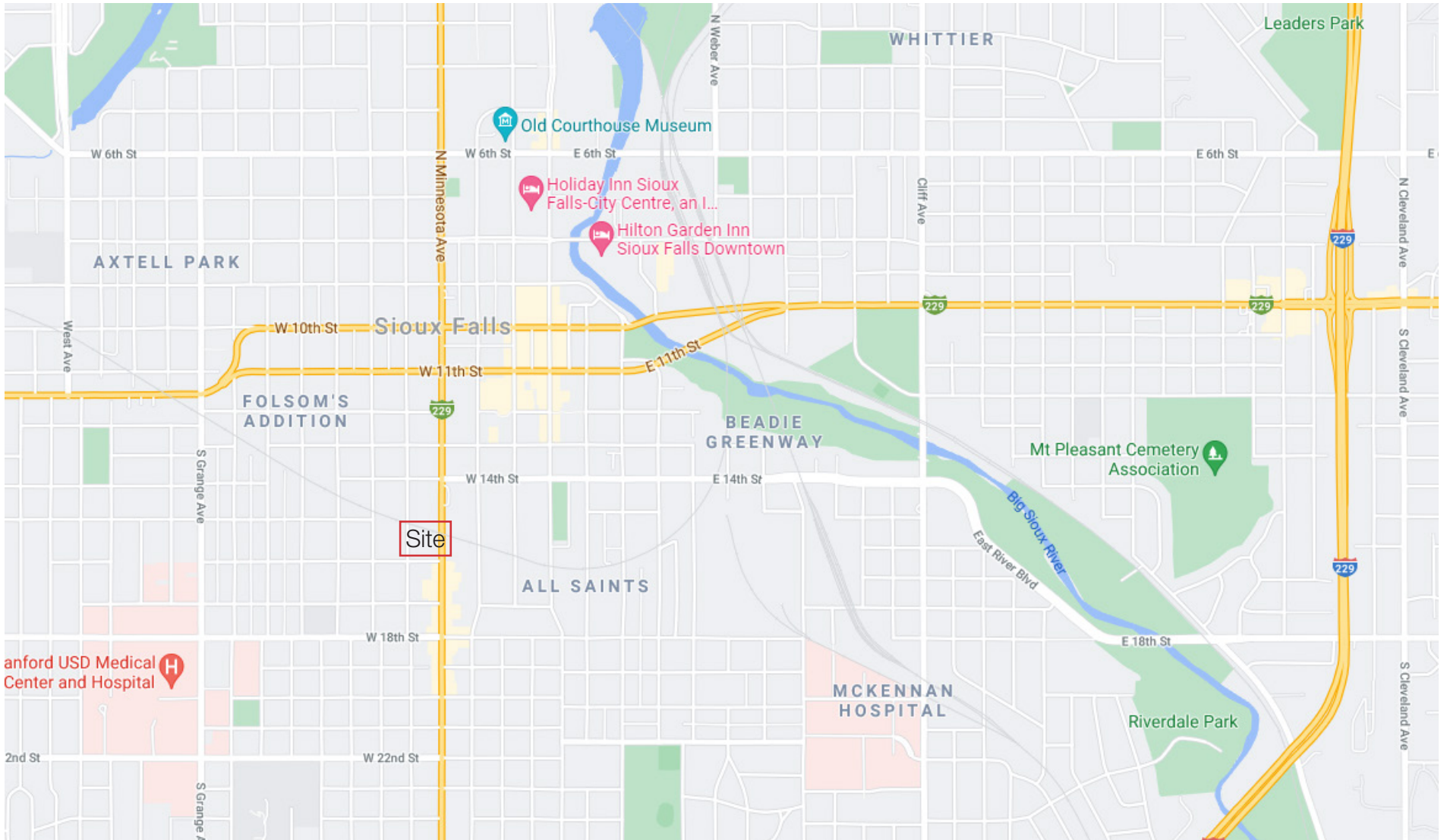


PHOTOS



AREA MAP

Sioux Falls, SD



AERIAL

