



Alpine 26 Building

1800 S. Alpine Avenue, Sioux Falls, SD 57110

Property Features

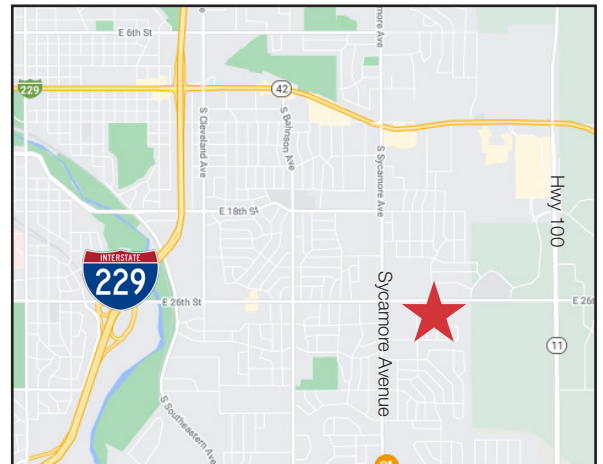
- Building size: 3,360 sq. ft.
- Lot size: 0.46 acres
- 137 linear feet of 26th St frontage
- Year built: 1995
- Approx. 6,000 sq. ft. of excess land to expand building or add additional parking
- New Daktronics monument signage
- Shed for storage (lawn and snow equipment)
- Bathroom with shower on lower level
- Available for occupancy January 1, 2022

Pricing

- Lease rate: \$17.00/ sq. ft. gross
- List price: \$600,000
- 2020 Real Estate Taxes: \$6,833.50

Location

- Located on the growing east side of Sioux Falls, within 1.5 miles of Dawley Farms
- One block east of 26th & Sycamore - 14,600 vpd on 26th Street
- Area neighbors include: Kum&Go, Lewis Drug, Sanford, Burger King, HyVee, Walgreens, SilverStar Car Wash, Taco John's, and OverTime Bar & Grill



For more information:

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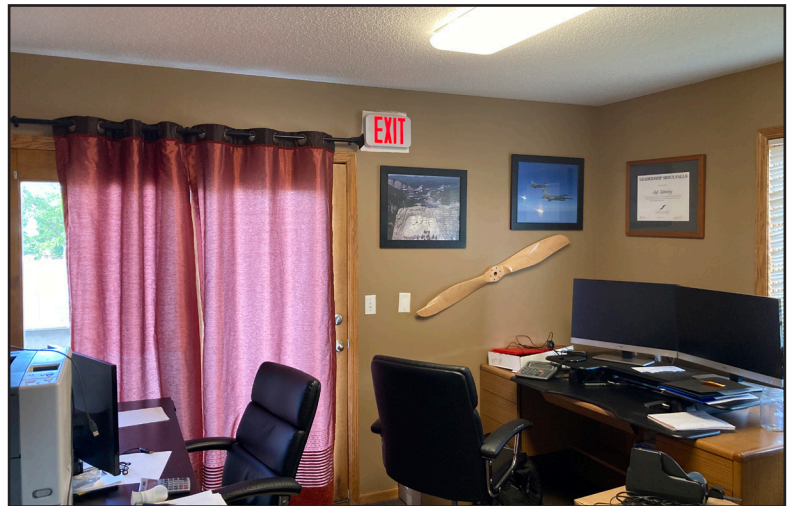
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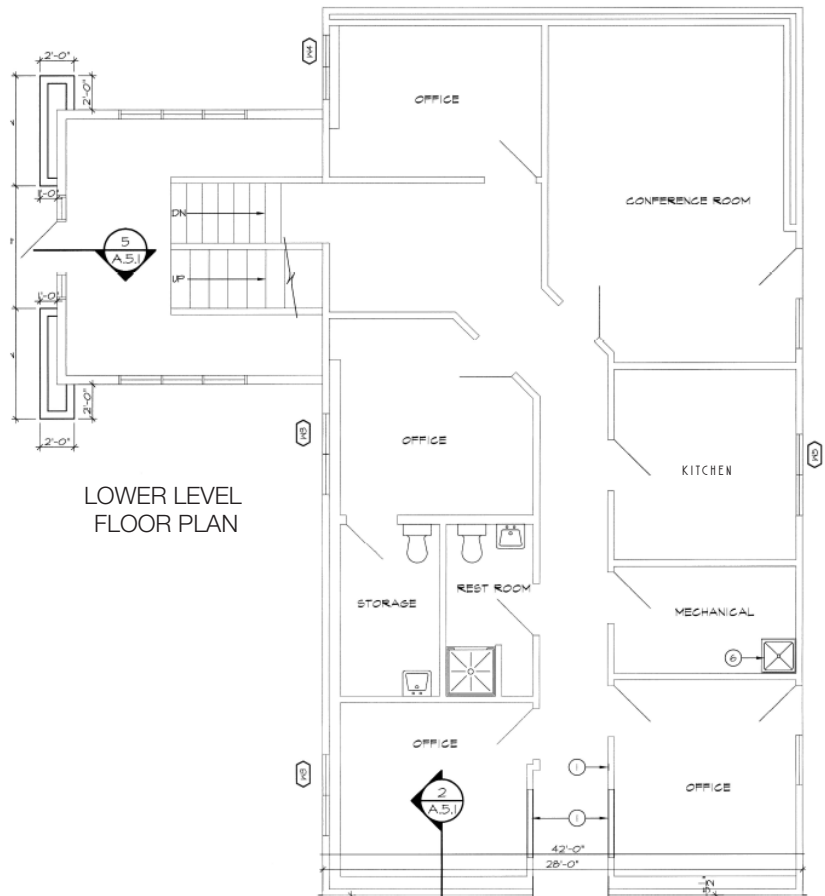
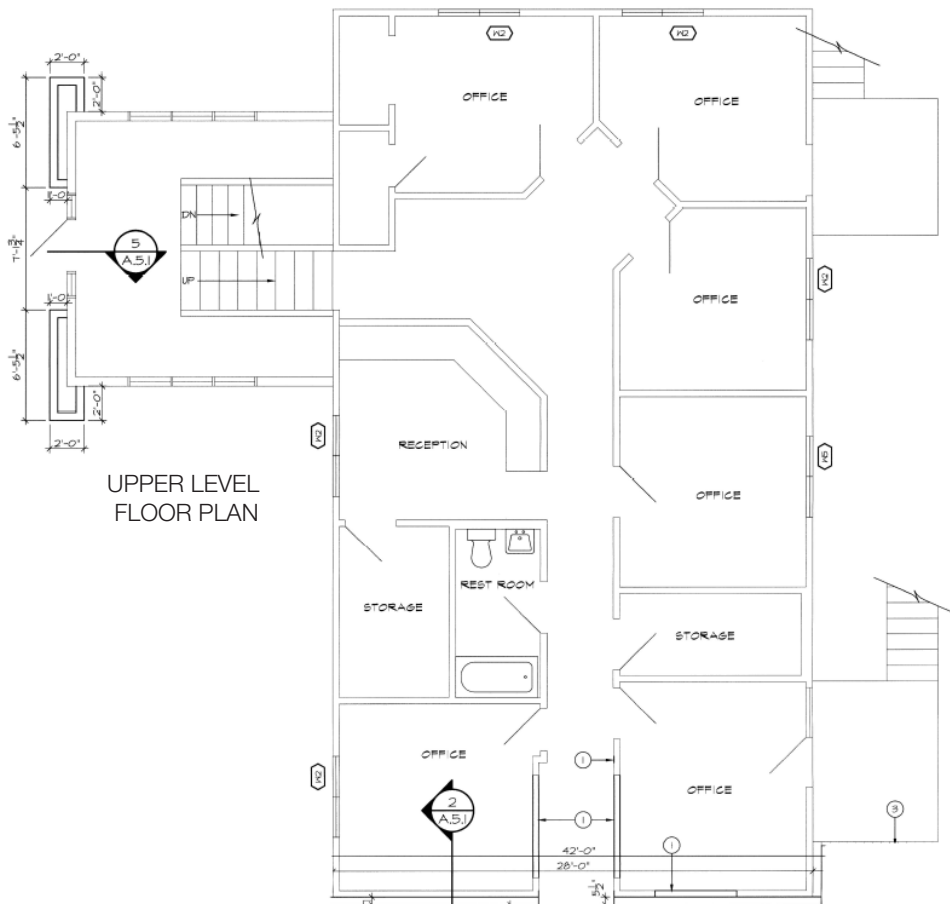
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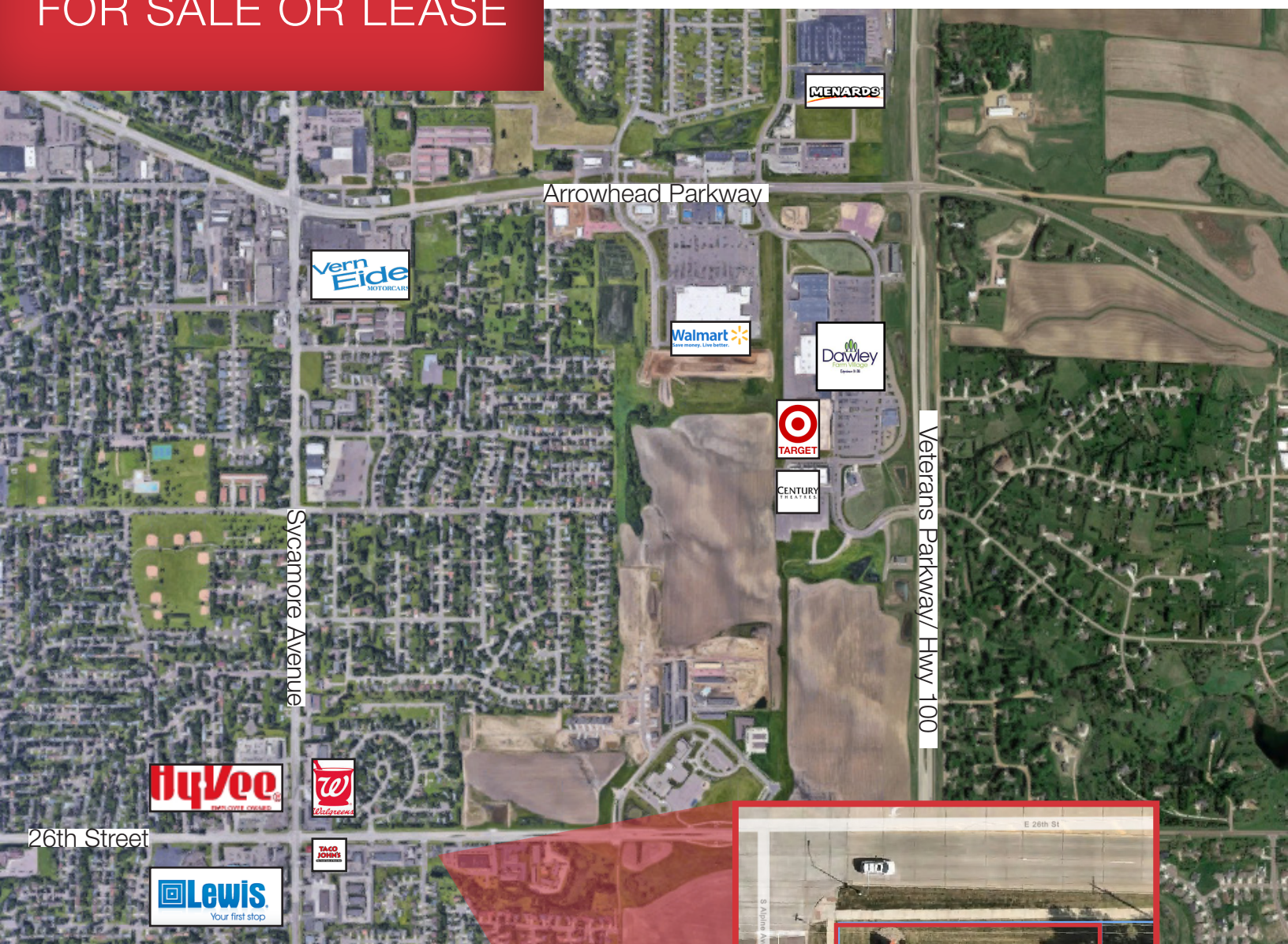


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