

## Prospect Plaza South

629 S. Minnesota Avenue & 626 S. Spring Avenue, Sioux Falls, SD 57104

### Property Features

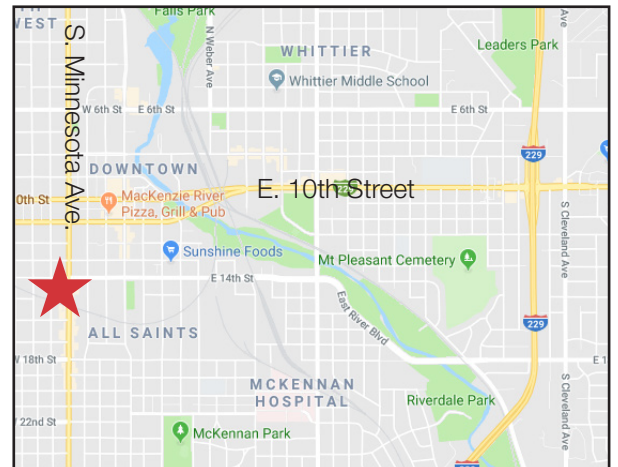
- Office building in the heart of Sioux Falls
- Building size: 14,562 sq. ft. - three floors
- Year built: 1983
- Land size (two parcels): 0.78 acres (34,110 sq. ft.)
- Monument signs on Minnesota Avenue
- Curb cut on Minnesota Avenue and one on Spring Avenue
- Additional land to expand parking

### Location

- Located 1/2 block south of 14th Street on S. Minnesota Avenue
- High traffic location with 24,000 vpd
- Access from Spring Avenue also
- Area neighbors include First PREMIER Bank, First Capital Trust, Brandt Solomon & Anderson Accountants, and Sioux Falls Housing & Redevelopment Commission

### Pricing

- List price: \$995,000 (**\$68.32/ sq. ft**)
- **Significantly below replacement cost**
- 2020 Real Estate Taxes: \$11,207.79
- Owner-occupant potential



For more information:

**Michael Martin, CCIM**

+1 605 261 2777 • [mmartin@naisiouxfalls.com](mailto:mmartin@naisiouxfalls.com)

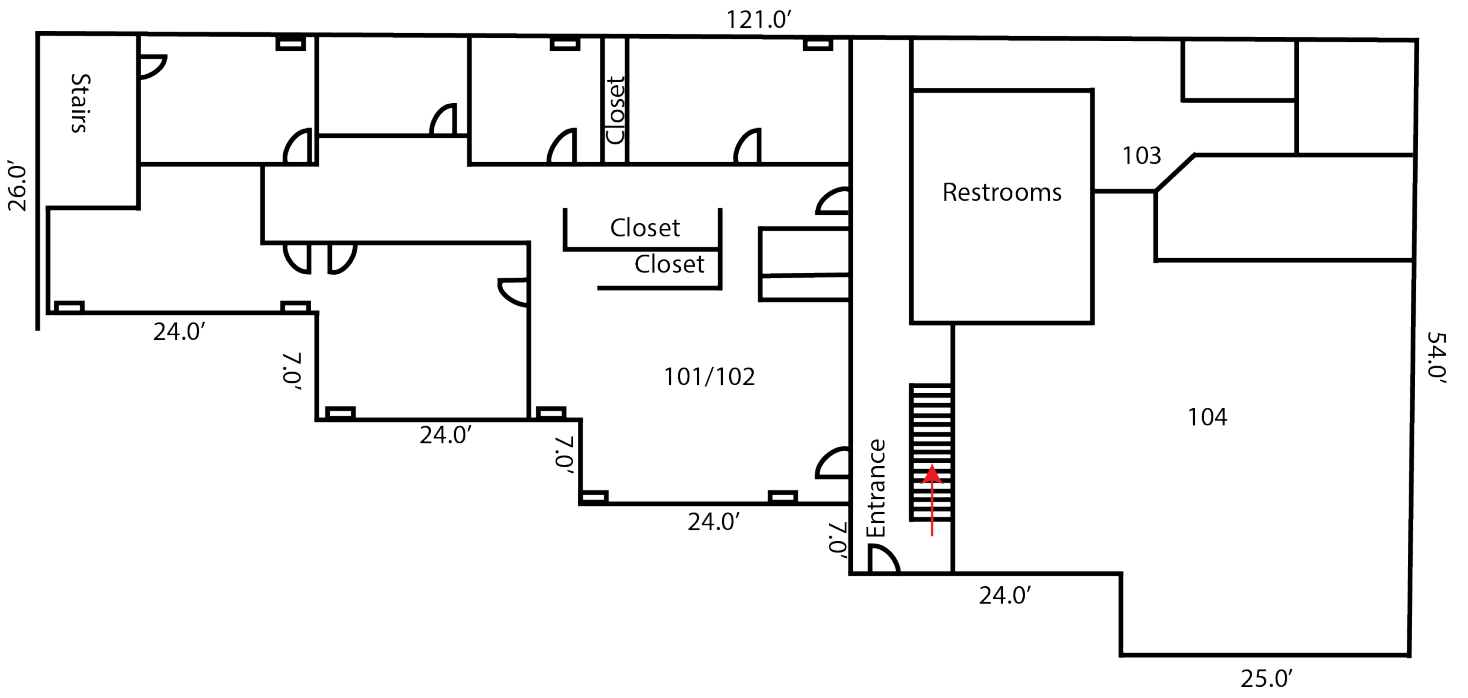
**Troy Fawcett, CCIM, SIOR**

+1 605 321 2199 • [tfawcett@naisiouxfalls.com](mailto:tfawcett@naisiouxfalls.com)

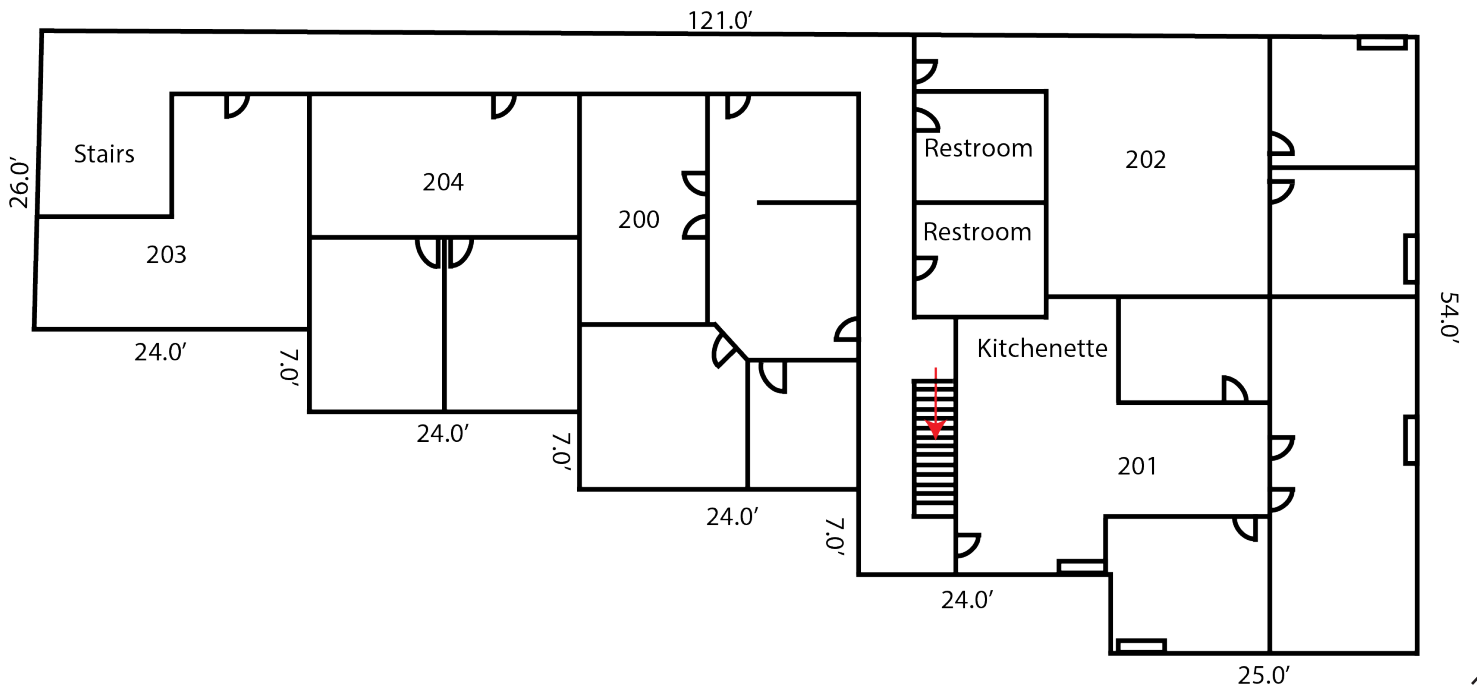
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

2500 W. 49th Street Suite 100  
Sioux Falls, SD 57105  
+1 605 357 7100  
[naisiouxfalls.com](http://naisiouxfalls.com)

First Floor



Second Floor



For Sale  
**Prospect Plaza**  
Sioux Falls, SD

