

## FOR SALE OR LEASE



# 1312 W 41st Street

Sioux Falls, SD 57105

### **Property Features**

Owner/occupant with expansion option

Building size: 6,360 sq. ft. Suite available: 11/1/2021 Suite for lease: 3,012 sq. ft.

Lot size: 0.36 acres (15,840 sq. ft.)

Year built: 1966 Remodeled: 2017

19 surface parking spaces

Billboard income

Building and pylon signage

Zoning: C-2

### **Pricing**

List price: \$1,425,000 (\$224.05/ sq. ft.)

Lease rate: \$18,75/ sq. ft. NNN

2020 Real Estate Taxes: \$10,362.94

Financials available upon request

#### Location

- Located on W. 41st Street, the major retail corridor in Sioux Falls, just west of Minnesota Avenue, close to I-229
- 5 year traffic count average: 20,100 vpd
- Area neighbors include: Splash City, Costco, Silverstar Carwash, Party America, Office Depot, 18th Amendment Neighborhood Bar



Gregg Brown, MBA, SIOR Senior Vice President

605 906 0394 • gbrown@naisiouxfalls.com

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2500 W. 49th Street Suite 100 Sioux Falls, SD 57105 +1 605 357 7100 naisiouxfalls.com

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### Parking lot



















