



1312 W 41st Street  
Sioux Falls, SD 57105

### Property Features

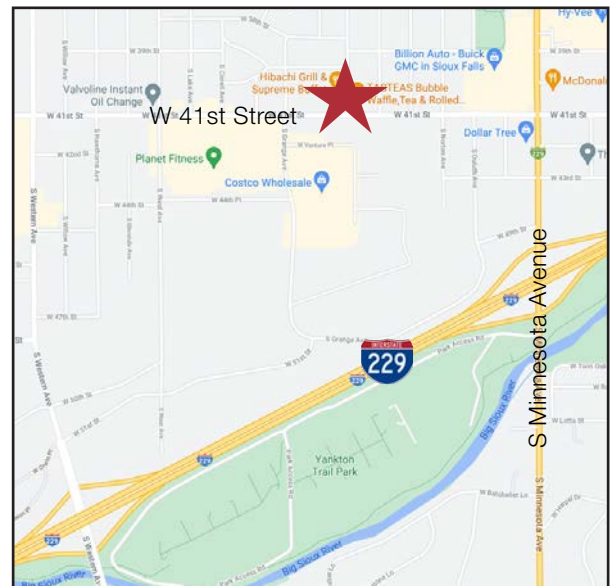
- **Owner/occupant with expansion option**
- Building size: 6,360 sq. ft.
- Suite available: 11/1/2021
- Suite for lease: 3,012 sq. ft.
- Lot size: 0.36 acres (15,840 sq. ft.)
- Year built: 1966
- Remodeled: 2017
- 19 surface parking spaces
- Billboard income
- Building and pylon signage
- Zoning: C-2

### 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

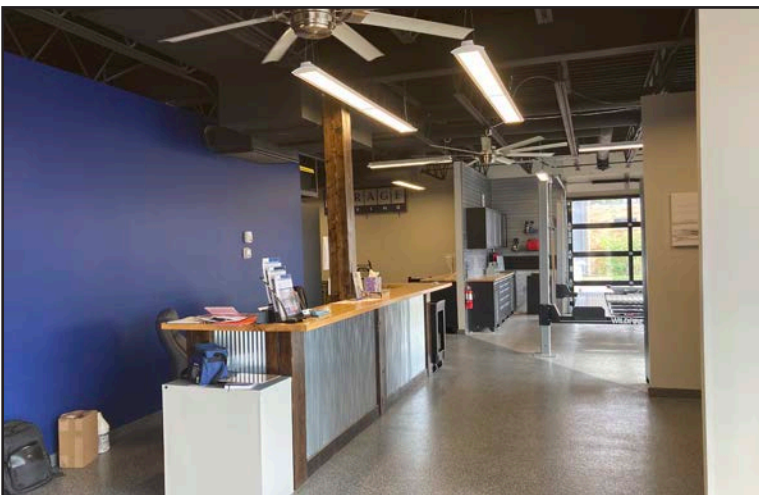
- Located on W. 41st Street, the major retail corridor in Sioux Falls, just west of Minnesota Avenue, close to I-229
- 5 year traffic count average: 20,100 vpd
- Area neighbors include: Splash City, Costco, Silverstar Carwash, Party America, Office Depot, 18th Amendment Neighborhood Bar



**Gregg Brown, MBA, SIOR**  
Senior Vice President

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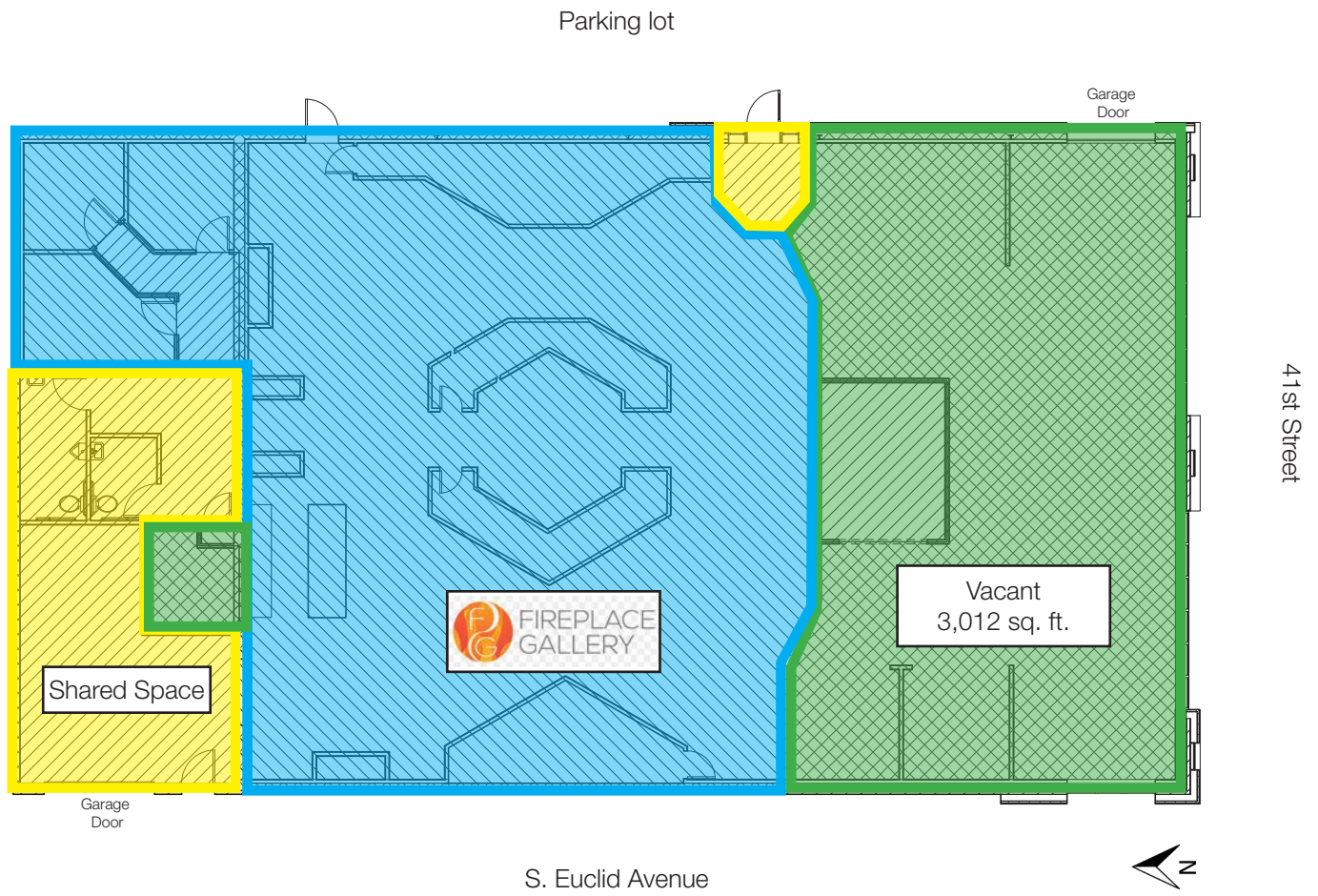
FOR SALE OR LEASE



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