



## 622 S Minnesota Avenue Sioux Falls, SD 57104

### Property Features

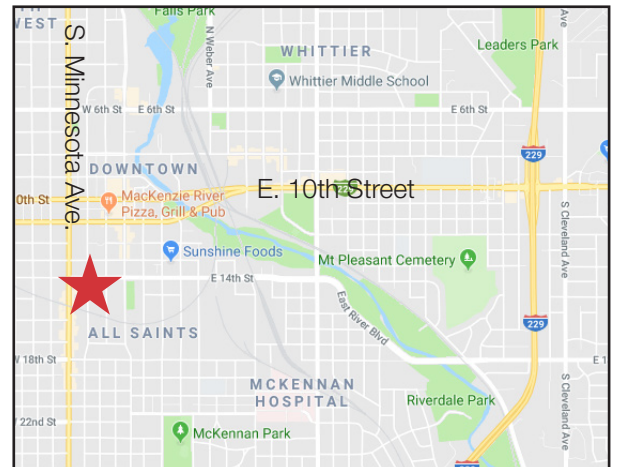
- Building size: 8,744 sq. ft.
- Lot size: 0.40 acres on two parcels
- Year built: 1983
- Remodeled: 2000 - including HVAC
- Roof replaced: 2015
- Zoning: C2
- Upper suite: 4,301 RSF
- Lower suite 1: 2,296 RSF
- Lower suite 2: 1,878 RSF
- Total available: 8,475 RSF
- 40+ concrete parking spots
- One stall garage with storage space
- Partially furnished

### Pricing

- List price: \$1,200,000 (\$139.89/ sq. ft.)
- Lease rate: \$15.00/ sq. ft. gross plus utilities
- 2021 Real Estate Taxes: \$14,738.86
- Estimated operating cost: \$4.50/ sq. ft.

### Location

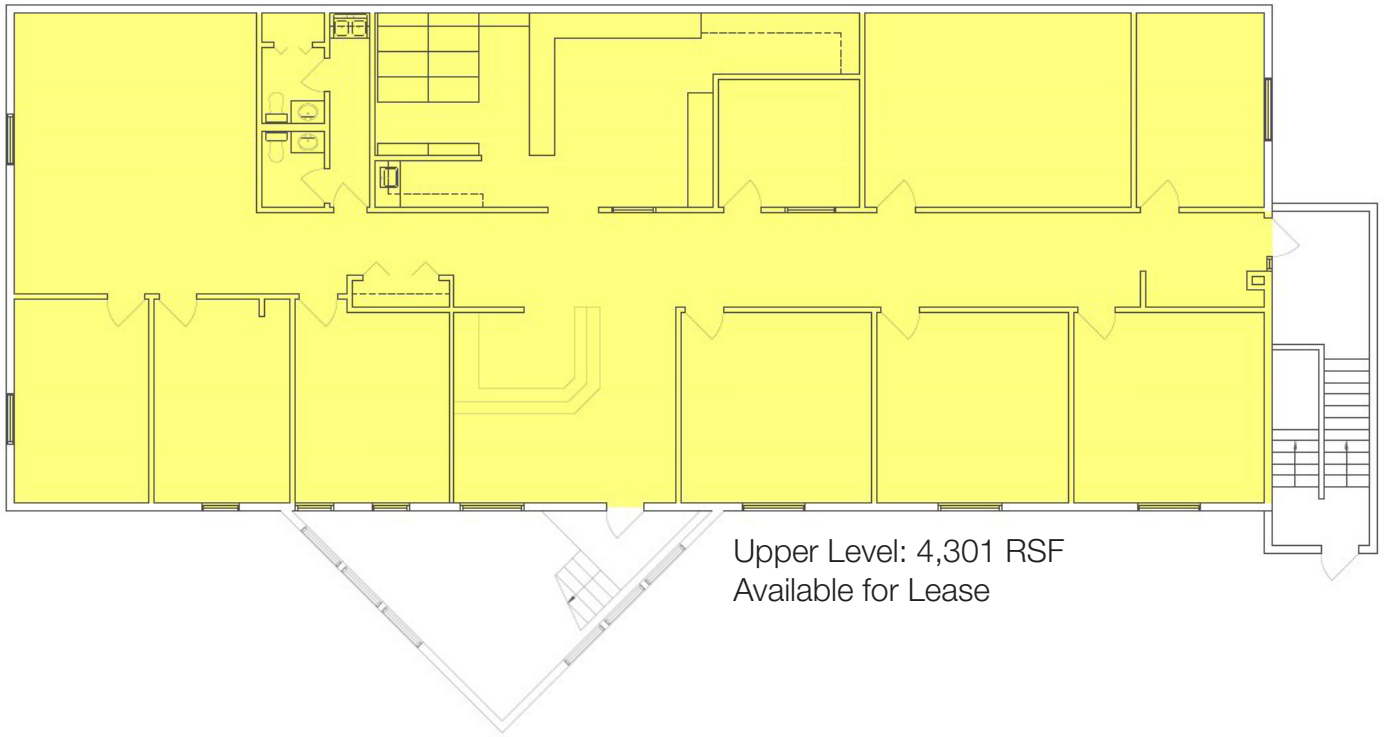
- Located 1/2 block south of 14th Street on S. Minnesota Avenue
- High traffic location with 24,000 vpd
- Area neighbors include First PREMIER Bank, First Capital Trust, BP Get n Go, Sioux Falls Housing & Redevelopment Commission, First International Bank & Trust



For more information:

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Upper Level: 4,301 RSF  
Available for Lease

① MAIN LEVEL PLAN  
SCALE: 1/4" = 1'-0"



Lower Level: 1,878 RSF  
Available for Lease

Lower Level: 2,296 RSF  
Available for Lease

① LOWER LEVEL PLAN  
SCALE: 1/4" = 1'-0"

622 S MIAMI  
SIOUX FALLS  
**Dakota**  
DRAFTING & DESIGN  
17400

FOR SALE  
OR LEASE



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