

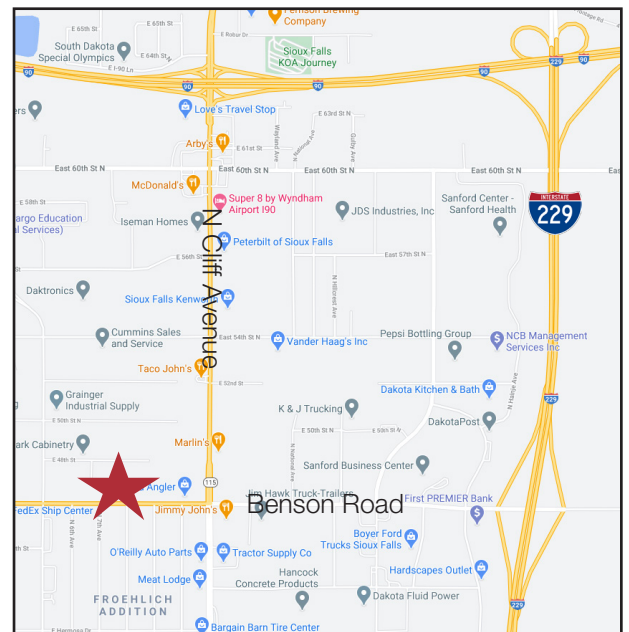


900 E. Benson Road

Sioux Falls, SD 57104

Property Features

- Building size: 5,000 sq. ft. (50' X 100')
- Lot size: 1.03 acres (44,867 sq. ft.)
 - Excess land available for an addition
- Year built: 1981
- 18' clear to the ceiling, 16' clear to the beam
- 1,800 square feet of main level retail/office space (+/- 36' X 50') with stacked mezzanine partially finished office space above
- Mezzanine square footage not calculated in the 5,000 sq. ft.
- One (1) 12' wide X 14' high overhead door (facing south)
- One (1) 7' wide X 12' high short-truck door (facing north)
- One (1) 12' wide X 14' high dock-high door (facing north)
- 3-Phase Power
- Two (2) hanging Reznor heaters
- Water spigot in the shop
- Floor drain
- Contact listing broker for showing instructions
 - Building is currently occupied, but owner will vacate upon closing
- Zoning: I-1



Pricing

- List price: \$675,000 (\$135/ sq. ft.)
- 2021 Real Estate Taxes: \$7,025.14

Location

- Located west of Cliff Avenue on Benson Road
- Area neighbors include: Dakota Angler, Mac's, King's Mart, Casey's General Store, Dakota Riggers
- 2020 traffic counts: 8,200 vpd on Benson Road

Marcus Mahlen, CCIM
Senior Vice President

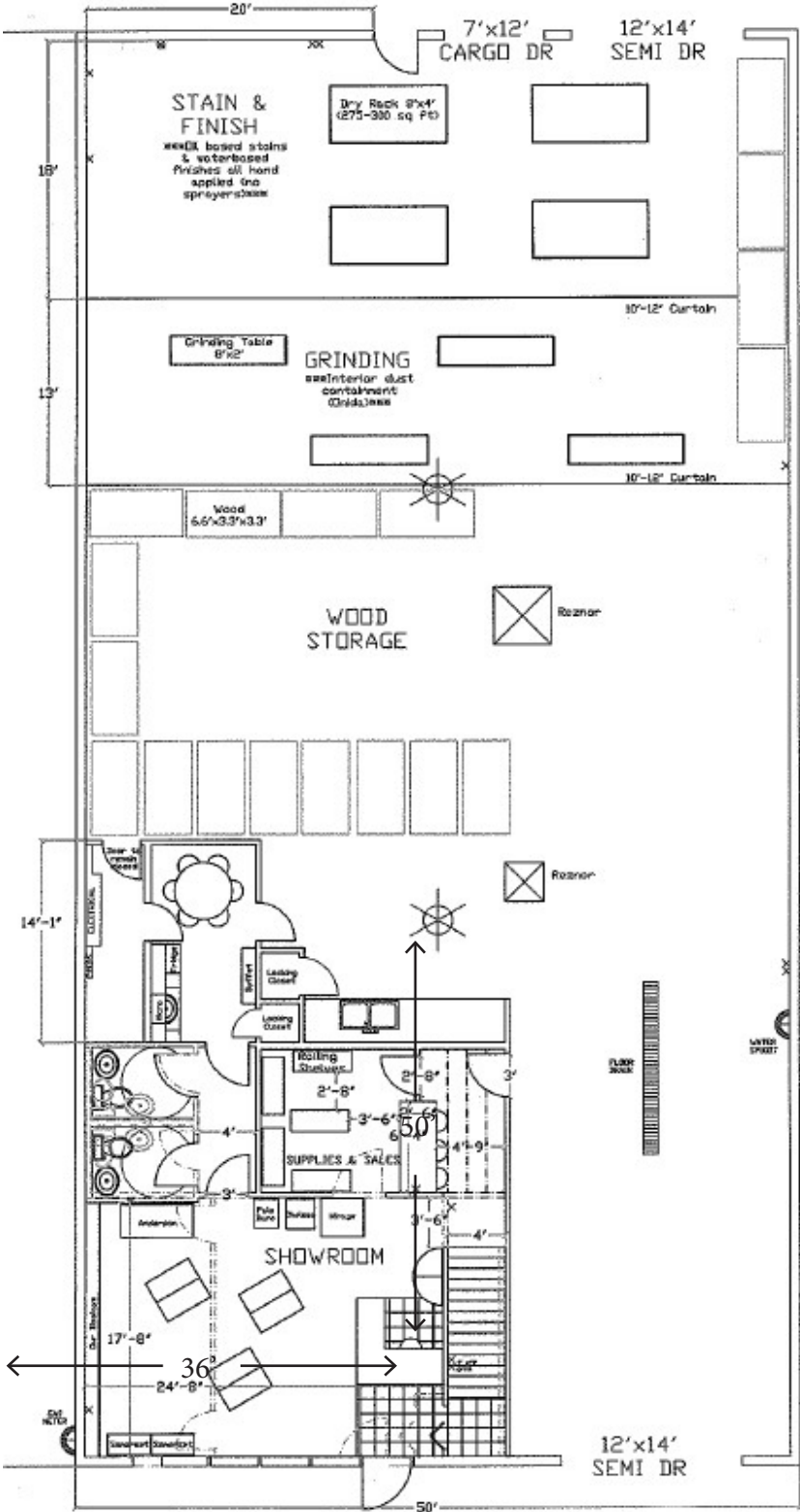
605 228 9744 • mmahlen@naisiouxfalls.com

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

FOR SALE

Floorplan



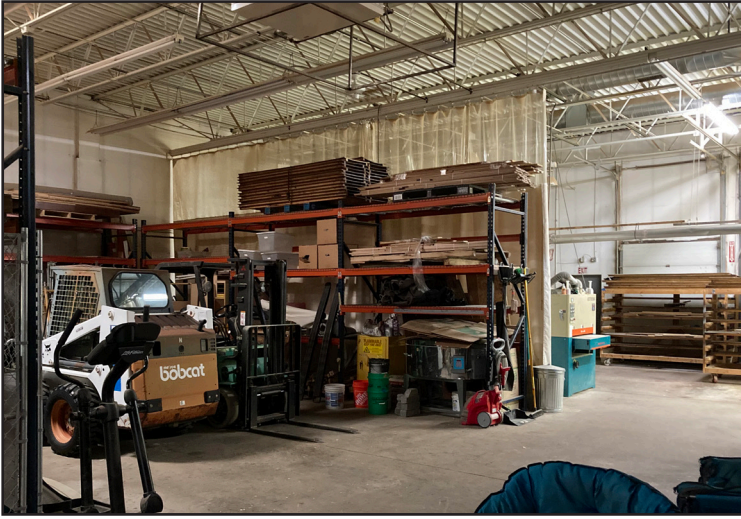
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FOR LEASE

