

**FOR SALE**



# 37TH STREET OFFICE

OFFICE PROPERTY

**Bender**  
COMMERCIAL



**304 WEST 37TH STREET  
SIOUX FALLS, SD**



**1,528 SF**



**\$315,000**

- Free-standing office building in central Sioux Falls, one block from Minnesota Avenue on 37th Street.
- Main level consists of large work area, three (3) offices, breakroom and ADA restroom.
- Updates include new siding (2021), electrical (2011), plumbing (2018), and hardwood floors (2018).
- Upper level storage/office space with additional restroom.
- Unfinished lower level for storage.
- On-site parking.
- Zoned C-1 Low Density Commercial.
- Neighboring businesses include Hy-Vee, Norberg Paint, Hardee's, Sherwin-Williams Paint, Dareo's Pizza, Dakota Dental, Poppadox, Culvers and Lewis Drug.

**ISAAC JORGENSEN** | isaac@benderco.com | 605-799-5058



Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

© 2024 Bender Companies. Information herein deemed reliable, but not guaranteed.

# 37TH STREET OFFICE



OFFICE PROPERTY FOR SALE



# 37TH STREET OFFICE



OFFICE PROPERTY FOR SALE



Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

2024 Bender Companies. Information herein deemed reliable, but not guaranteed.

# 37TH STREET OFFICE



OFFICE PROPERTY FOR SALE

