







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.

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OFFICE PROPERTY FOR SALE







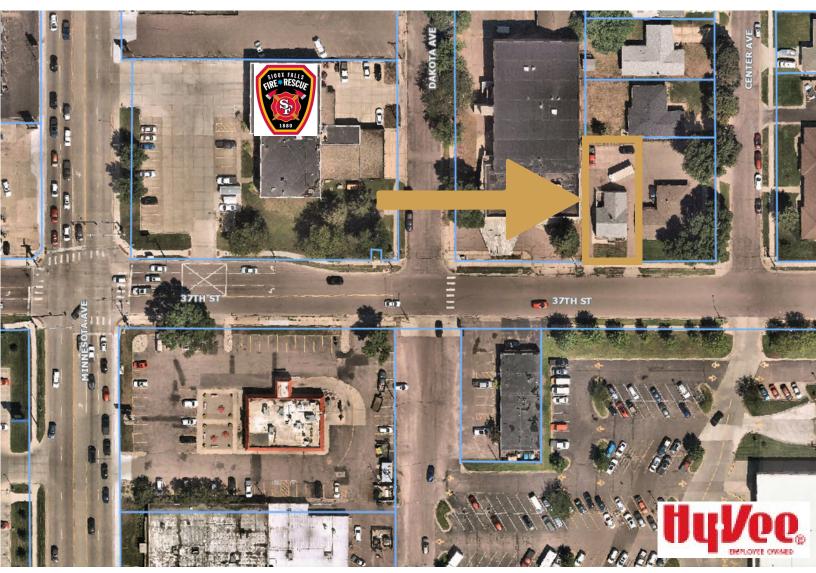








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