

**FOR SALE/LEASE**



# APPLE TREE EAST

## OFFICE/DAYCARE PROPERTY

**Bender**  
COMMERCIAL



**3309 EAST 26TH STREET**  
**SIOUX FALLS, SD**



**12,106 SF**



**\$2,000,000**  
**\$165.21/SF**

- Office/Daycare property located along high traffic East 26th Street with a daily traffic count of 17,900 vehicles.
- 1.49 acre lot. Built in 1990. Zoned O-Office.
- Main level consists of multiple classrooms, restrooms, and two (2) private offices.
- Upper level has multiple classrooms, kitchen and open play/lunch area.
- Large fenced playground area. Roof replaced in 2023.
- Parking ratio of 1 space per 275 square feet.
- Perfect for church/non-profit/daycare user. Licensed enrollment capacity is 220 children.
- FF&E negotiable.
- Building is also available for lease - contact broker for terms.

**ISAAC JORGENSEN**

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**REGGIE KUIPERS, SIOR**

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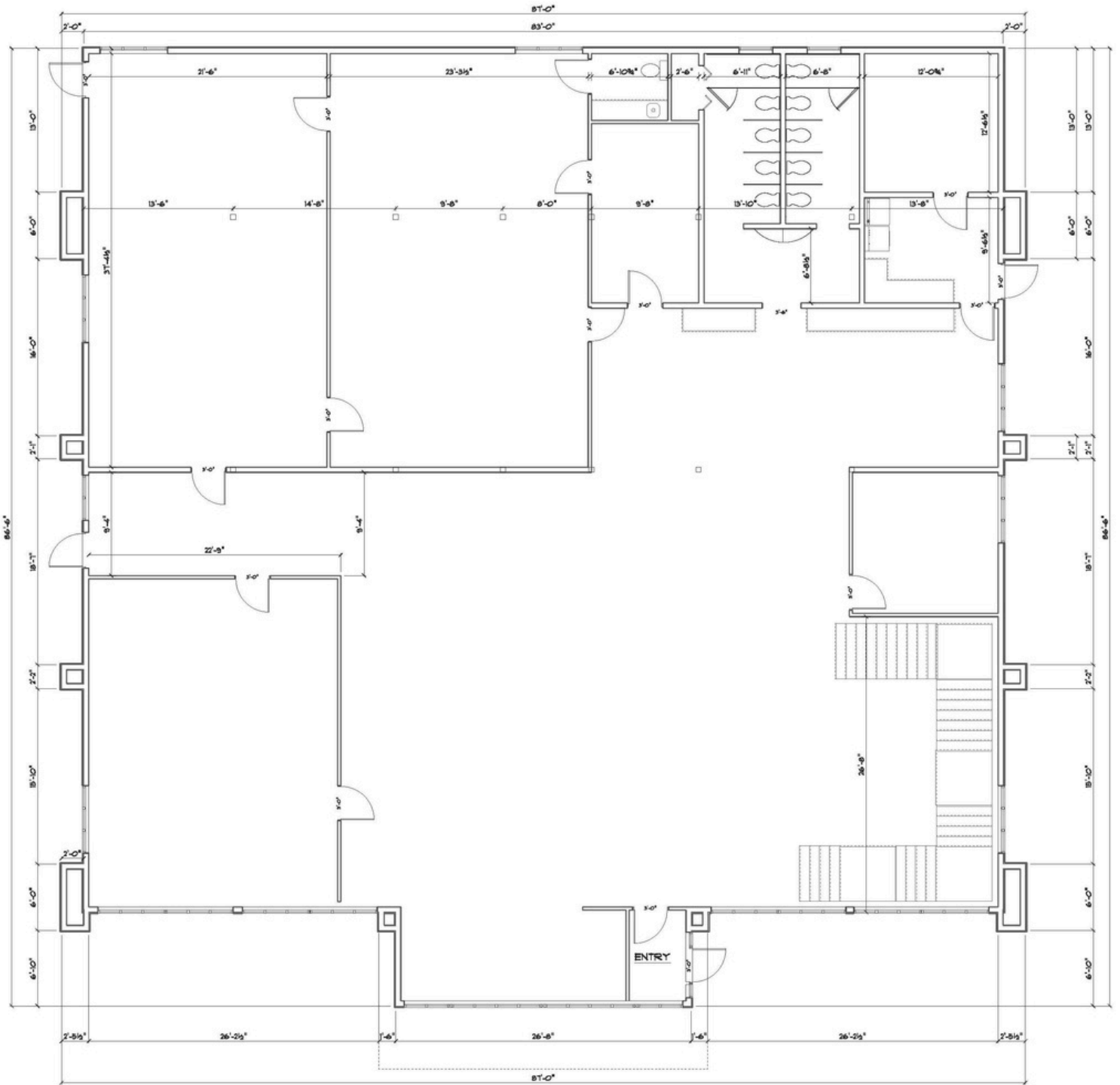




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## MAIN LEVEL FLOOR PLAN

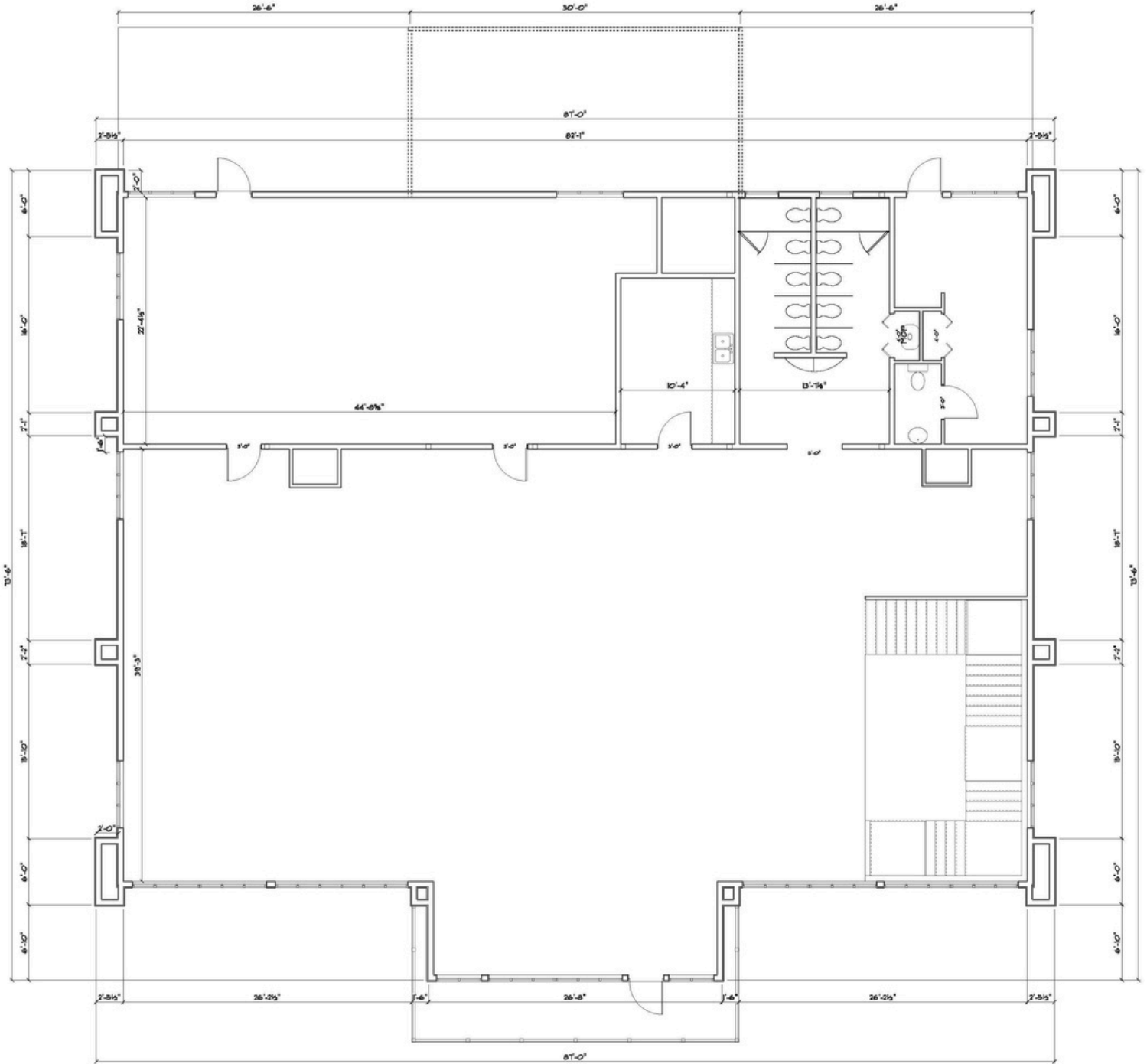


**EXISTING GROUND FLOOR LAYOUT**

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## UPPER LEVEL FLOOR PLAN



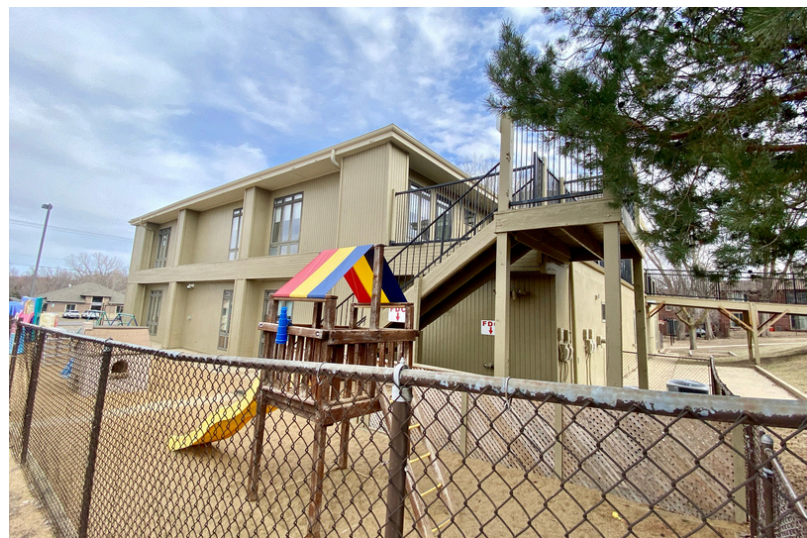
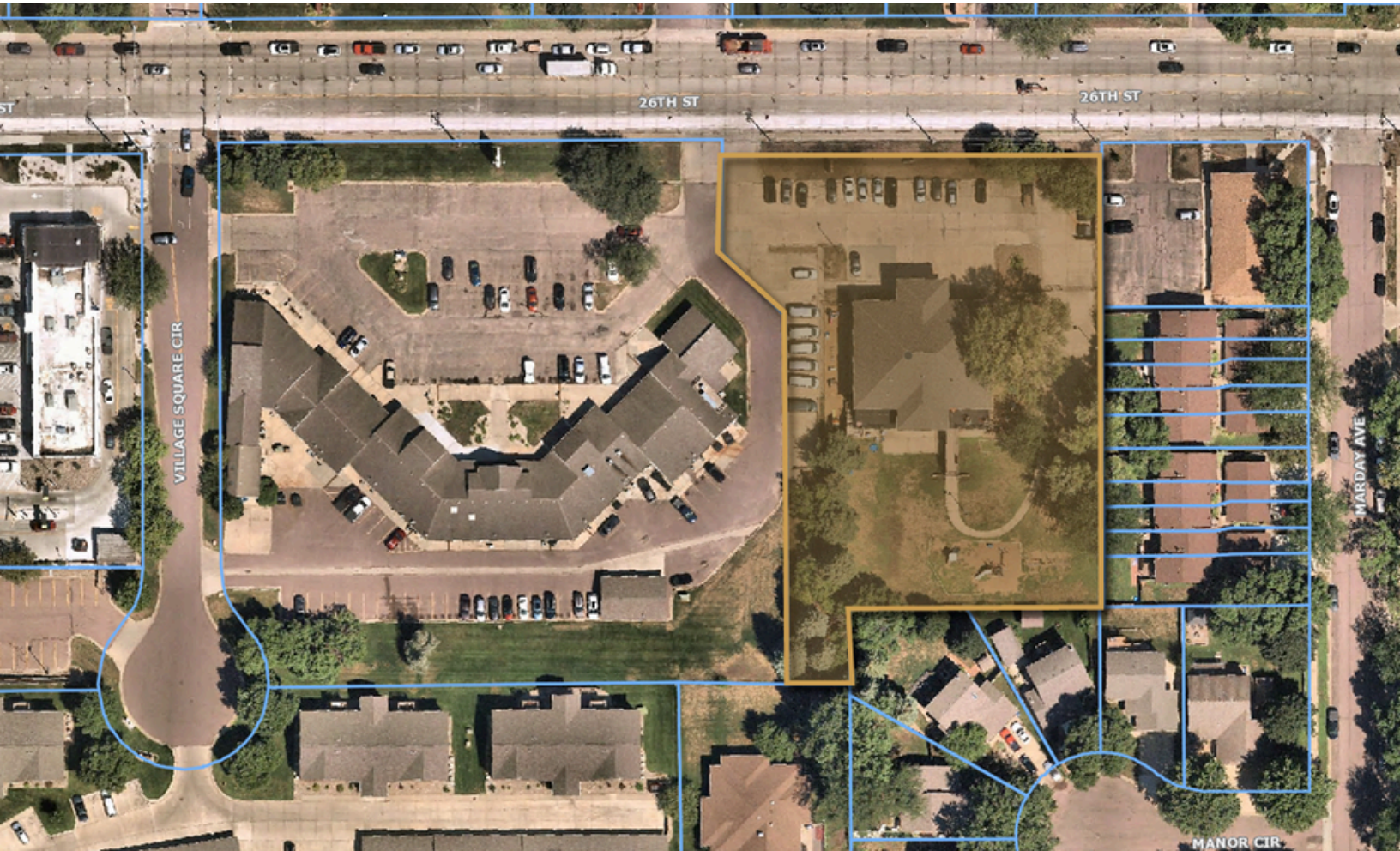
EXISTING UPPER LEVEL LAYOUT



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