

**FOR SALE/LEASE**



# APPLE TREE SOUTH

## OFFICE/DAYCARE PROPERTY

**Bender**  
COMMERCIAL



**4101 WEST VALHALLA BOULEVARD  
SIOUX FALLS, SD**



**6,334 SF**



**\$1,100,000  
\$173.67/SF**

- Office/Daycare property located near 49th Street and Louise Avenue in southwest Sioux Falls.
- 1.38 acre lot. Built in 1986. Zoned LW-Live Work.
- Building consists of open area, multiple classrooms, kitchen, restrooms and one private office.
- Large fenced playground area.
- Roof replaced and parking lot resurfaced in 2023.
- Parking ratio of 1 space per 317 square feet.
- Perfect for church/non-profit/daycare user. Licensed enrollment capacity is 123 children.
- FF&E negotiable.
- Building is also available for lease - contact broker for terms.

**ISAAC JORGENSEN**

isaac@benderco.com  
605-799-5058

**REGGIE KUIPERS, SIOR**

reggie@benderco.com  
605-496-2966



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

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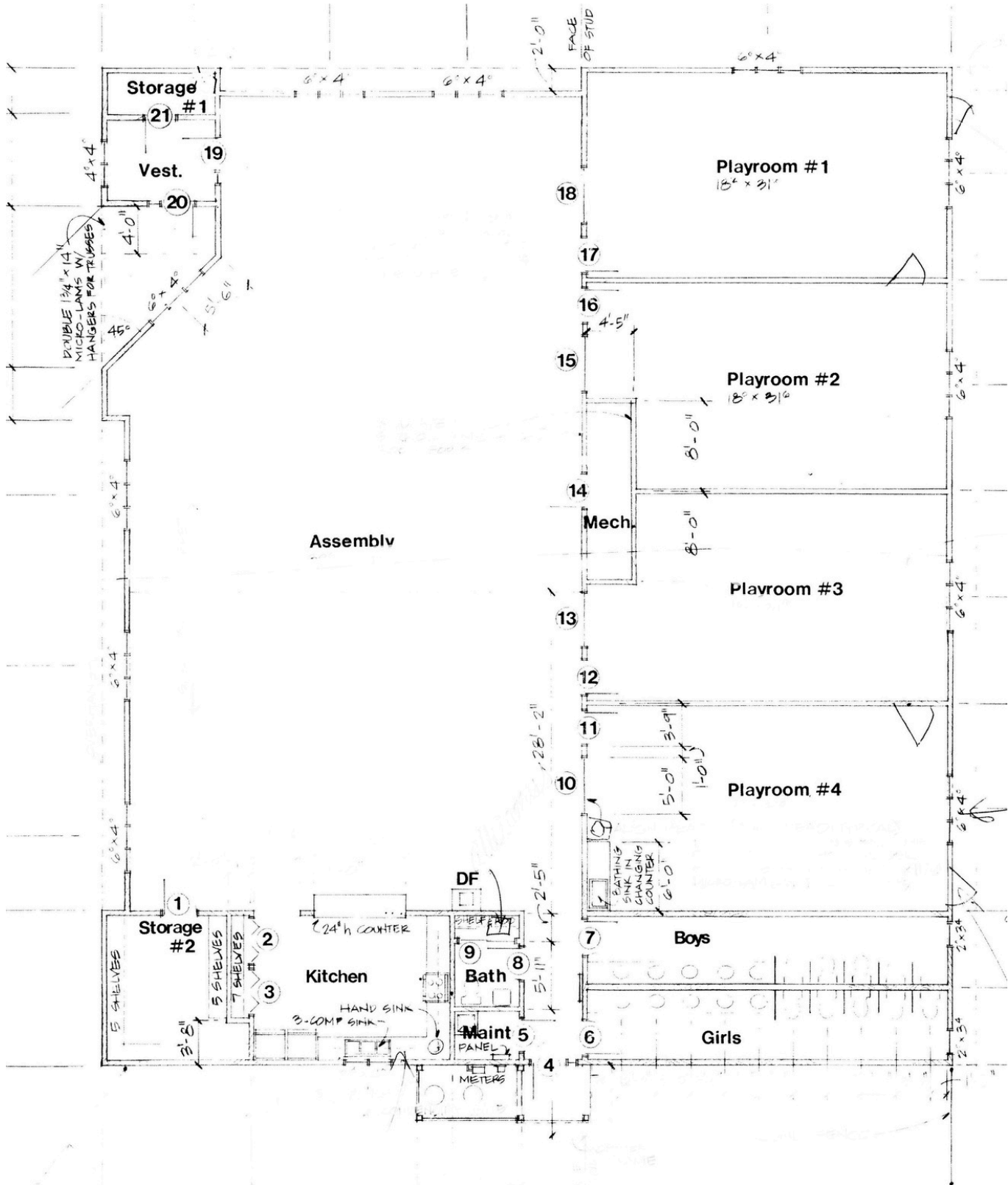
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