

FOR SALE/LEASE



APPLE TREE NORTH

OFFICE/DAYCARE PROPERTY

Bender
COMMERCIAL



**700 NORTH SYCAMORE AVENUE
SIOUX FALLS, SD**



12,407 SF



**\$2,000,000
(\$161.20/SF)**

- Office/Daycare property located on the corner of 3rd Street and Sycamore Avenue near Washington High School in east Sioux Falls.
- 2.01 acre lot. Built in 1996. Zoned O-Office.
- Building consists of open area, multiple classrooms, kitchen, restrooms, two (2) private offices and 3-car garage.
- Large fenced playground area.
- Parking ratio of 1 space per 295 square feet.
- Perfect for church/non-profit/daycare user. Licensed enrollment capacity is 200 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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Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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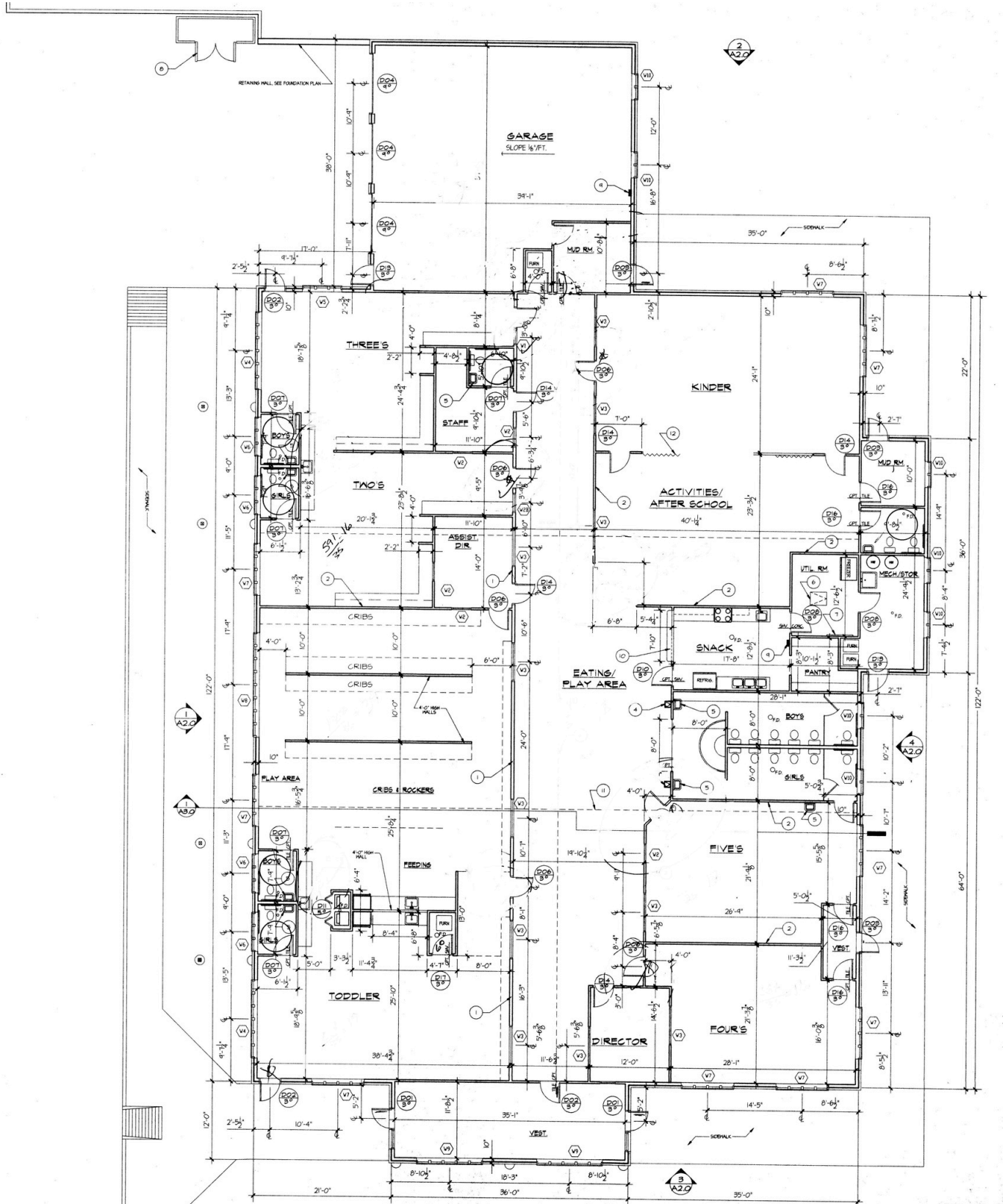
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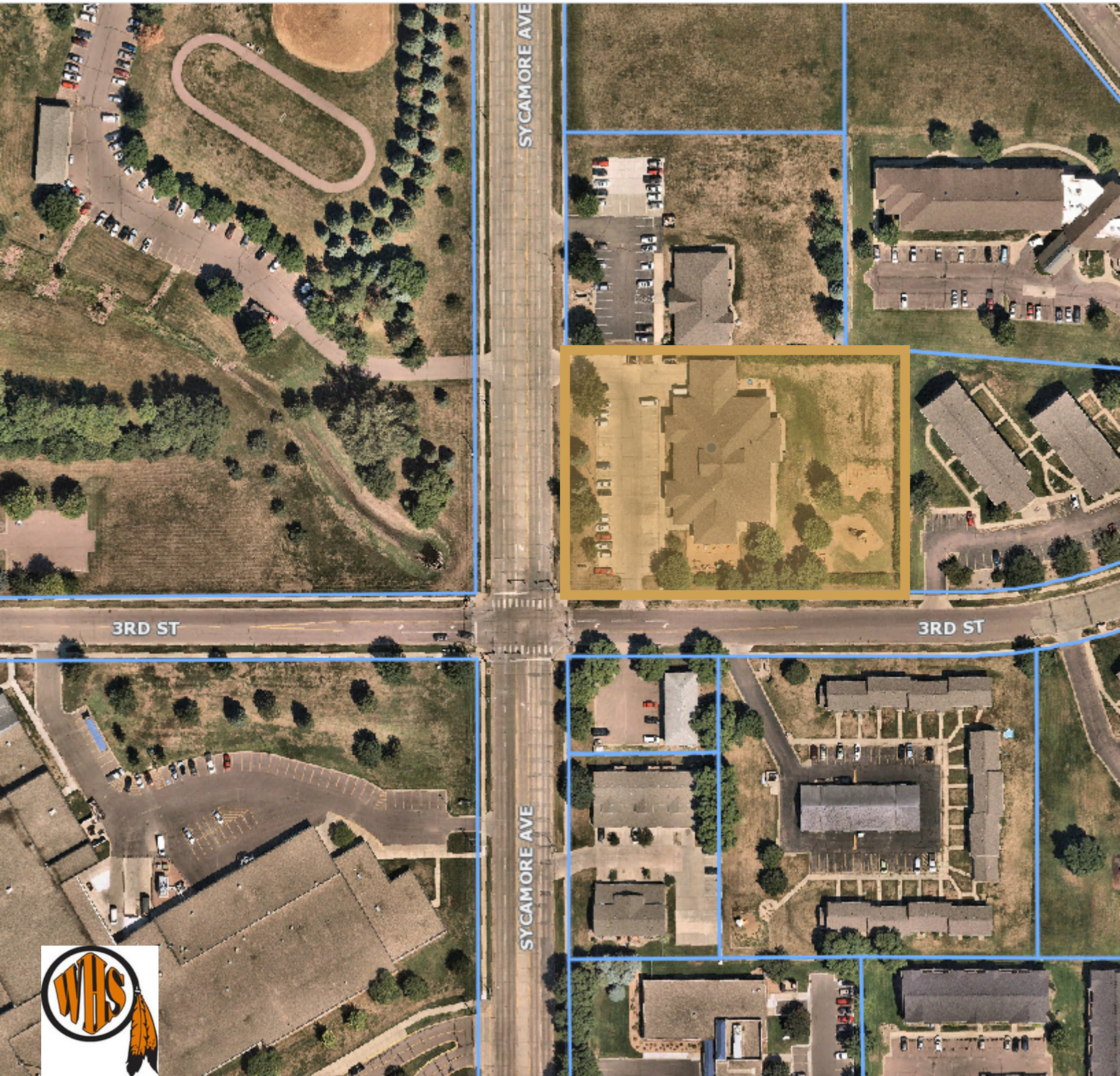
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