

FOR SALE



18TH & MINNESOTA PROPERTY

OFFICE / RETAIL PROPERTY

Bender
COMMERCIAL



1001 SOUTH MINNESOTA AVENUE
SIoux FALLS, SD



3,300 SF



\$ 900,000

- Office/Retail property located on the corner of 18th Street and Minnesota Avenue.
- 11,506 SF corner lot.
- Zoned C-2 Commercial.
- Highly visible location along Minnesota Avenue with a combined daily traffic count of 27,300 vehicles.
- Building and pylon signage available.
- Parking ratio of 1 space per 206 square feet.
- Neighboring businesses include Pita Pit, Advance Auto Parts and Sioux Falls Auto Glass.

ANDI ANDERSON, SIOR

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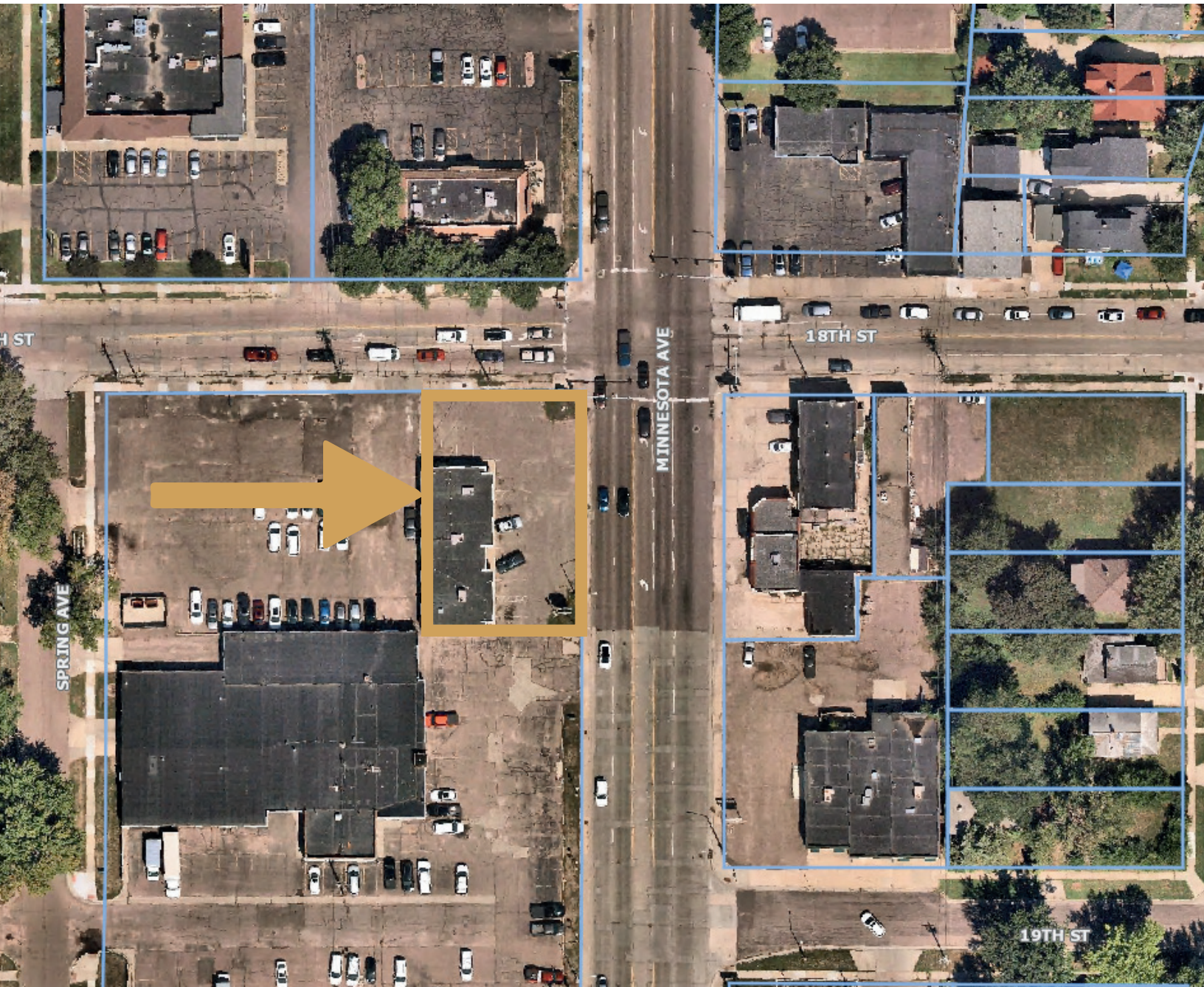
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