

**FOR SALE**



# HOPE LUTHERAN PROPERTY

## OFFICE/DAYCARE BUILDING

**Bender**  
COMMERCIAL



**1733 SOUTH SHERMAN AVENUE**  
**SIOUX FALLS, SD**



**4,572 SF**



**\$595,000**

- Office/Daycare property located near the corner of 26th Street and Cliff Avenue.
- Building has two (2) large open areas, kitchen, one private office and restrooms.
- 25,608 SF lot.
- Zoned O-Office.
- Large fenced-in area.
- Parking ratio of 1 space per 269 SF (17 on-site spaces). Additional street parking available.
- Highly visible location with a daily traffic count of 11,000 vehicles along 26th Street.
- Easy access to Cliff Avenue and I-229.

**BRADYN NEISES, SIOR**

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**MICHAEL BENDER, CCIM, SIOR**

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