

FOR SALE



54TH STREET NORTH SHOP

SHOP/WAREHOUSE SPACE

Bender
COMMERCIAL



**1421 EAST 54TH STREET NORTH
SIOUX FALLS, SD**



8,000 SF



\$850,000

- Shop/Warehouse space near Cliff Avenue in northeast Sioux Falls.
- Fully insulated building with a small office with restrooms and mezzanine storage.
- Two 14' grade-level drive-thru doors.
- 16' sidewall height. 3-Phase 400 amp power.
- Two 1T bridge cranes negotiable.
- Forced air heater.
- Fully air conditioned by 10-ton Lennox unit (only 3 years old). Unit can be updated to be an additional heat source for the building.
- 35,847 SF lot with plenty of outdoor storage.
- Easy access to Cliff Avenue, I-90 and I-229.

BRADYN NEISES, SIOR

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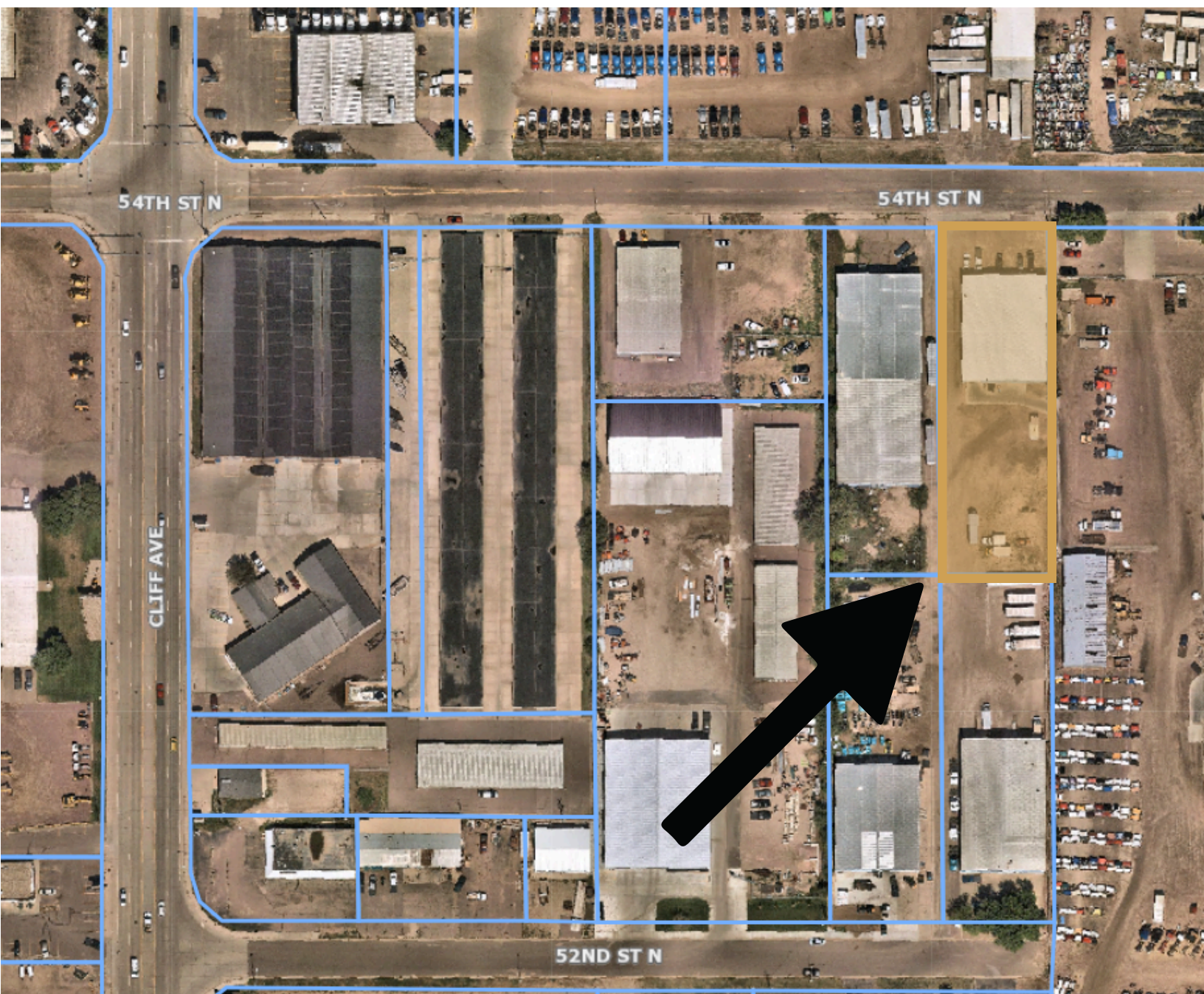
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