

FOR SALE



18TH STREET OFFICE/MEDICAL BUILDING

Bender
COMMERCIAL



**612 & 625 WEST 18TH STREET
SIOUX FALLS, SD**



**7,560 SF
2 LEVELS**



\$1,600,000

- Office/Medical building located along 18th Street just two blocks from Minnesota Avenue and less than 1/4 mile from Sanford Health campus.
- Two levels (3,780 SF each) with an elevator for easy access between floors.
- Main level consists of reception/waiting area, work area, eight (8) exam rooms, two (2) procedure rooms, and restrooms.
- Versatile lower level partially finished with four (4) private offices, break room and restrooms, plus an unfinished storage area perfect for customization.
- Highly visible monument signage along 18th Street.
- Built in 2003 on 0.47 acres.
- Additional parking available in lot located one block away at 612 W. 18th Street (Parcel ID #76978); lot is 5,800 SF with 9 parking spaces for a parking ratio of 1 space per 229 SF.
- Furniture is negotiable.

BOBBIE TIBBETTS

bobbie@benderco.com

605-670-9455

ROB KURTENBACH

rk@benderco.com

605-940-0559



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

© 2024 Bender Companies. Information herein deemed reliable, but not guaranteed.

18TH STREET OFFICE/MEDICAL



OFFICE/MEDICAL PROPERTY FOR SALE

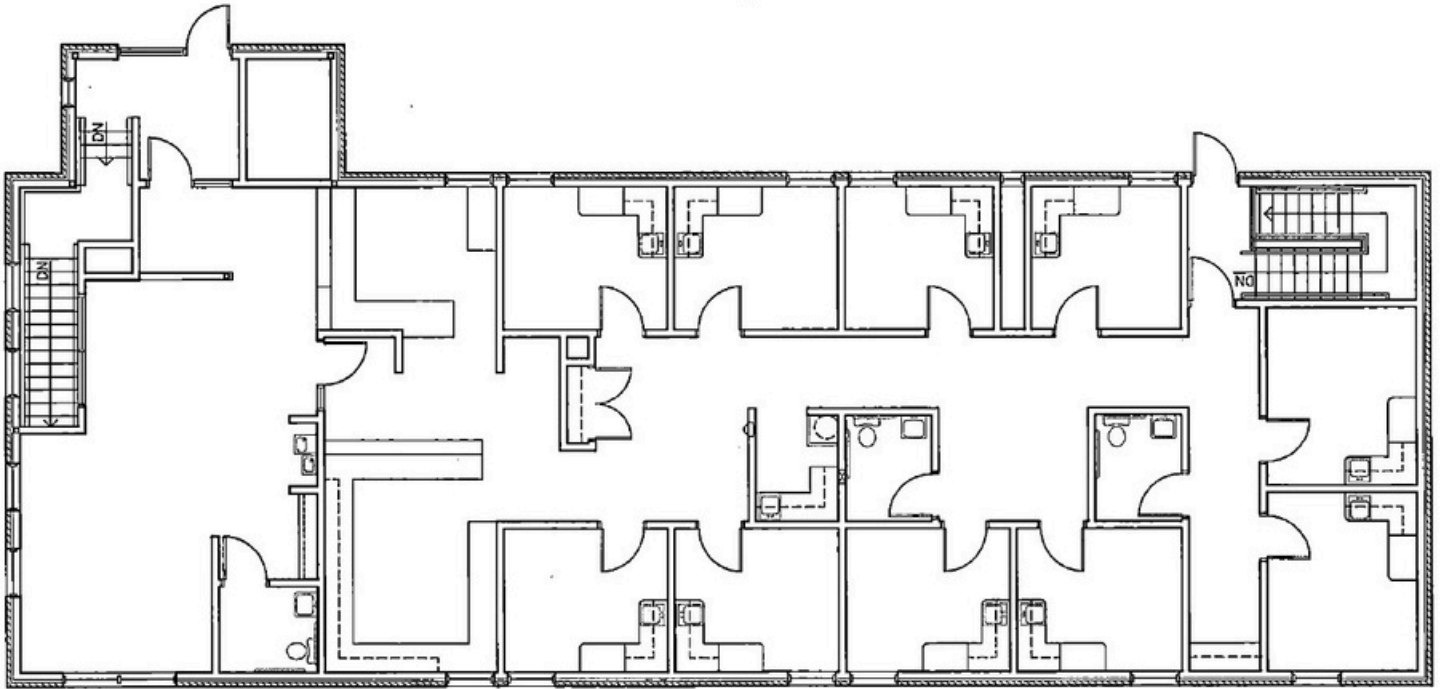


Additional Parking Lot - 612 W. 18th Street

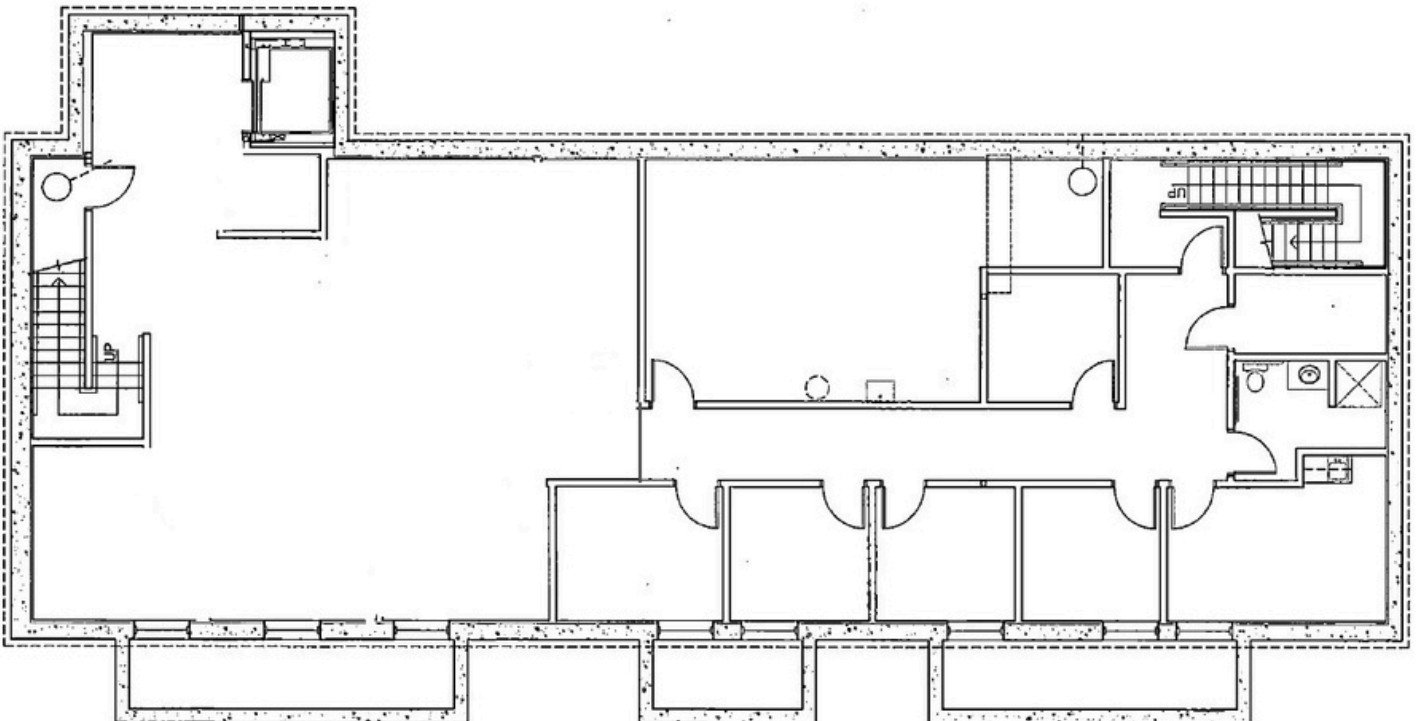
18TH STREET OFFICE/MEDICAL



MAIN LEVEL



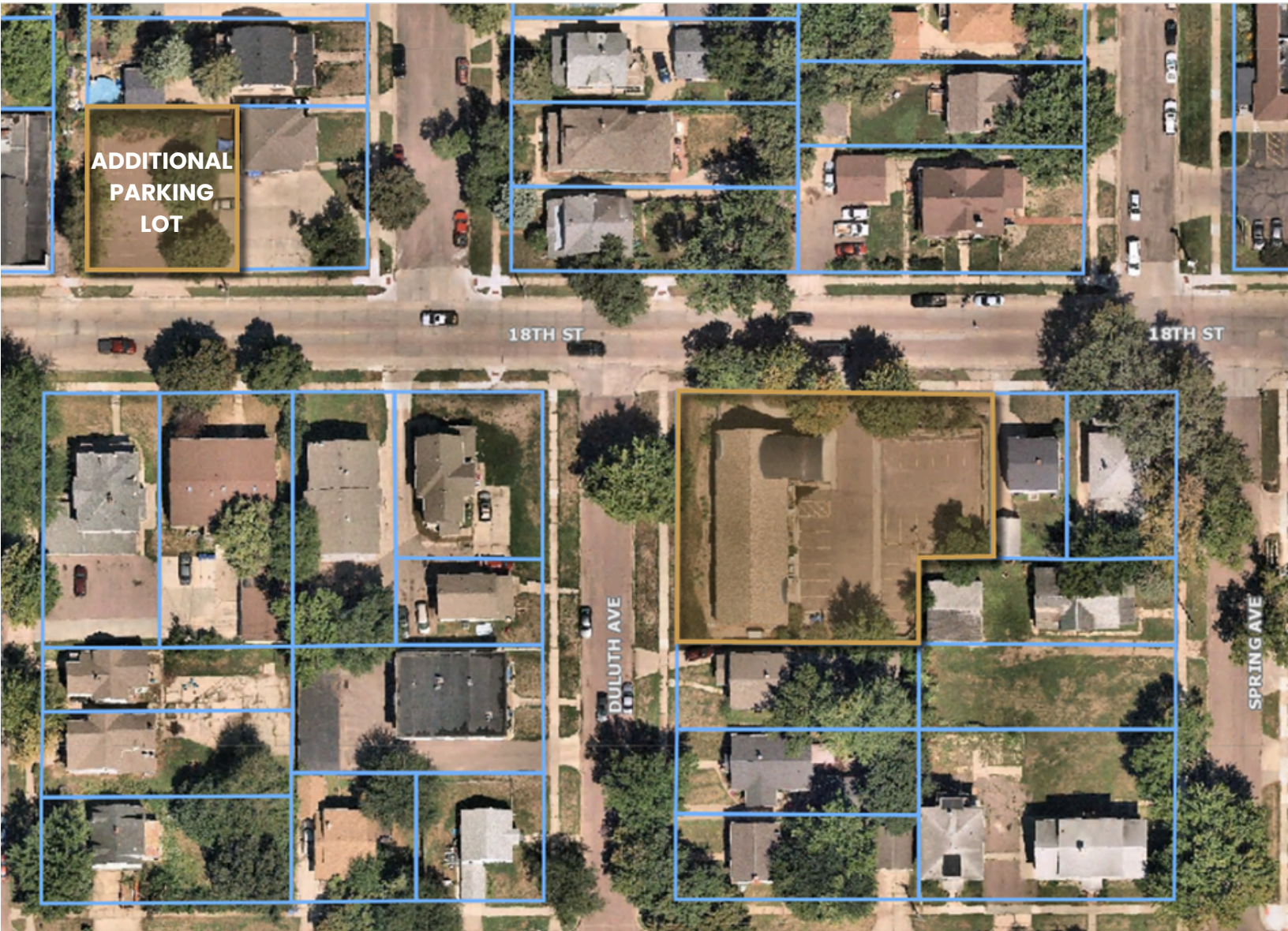
LOWER LEVEL



18TH STREET OFFICE/MEDICAL



OFFICE/MEDICAL PROPERTY FOR SALE



18TH STREET OFFICE/MEDICAL



OFFICE/MEDICAL PROPERTY FOR SALE

