

FOR SALE



37TH STREET OFFICE/ HEALTH CLINIC

Bender
COMMERCIAL



**208 WEST 37TH STREET
SIOUX FALLS, SD**



6,858 SF



\$1,400,000

- Office/Dental/Medical property located two blocks from Minnesota Avenue.
- Main level (5,356 SF) has reception/waiting area, eleven (11) exam rooms, two (2) private offices, X-ray room, work areas and breakroom.
- Lower level (1,396 SF) has locker room, restroom with shower, meeting room, laundry and storage.
- New parking lot in 2023. New roof in 2014.
- General casework and exam room furniture is negotiable.
- Parking ratio of 1 space per 218 square feet (28 parking spaces).
- Neighboring businesses include HyVee, Hardee's, Culver's and Lewis Drug.
- Owner is willing to do a sale/leaseback - contact broker for further details.
- Property may be deed restricted - contact broker for details.
- Available Q4 2025.

ROB FAGNAN, SIOR | rob@benderco.com | 605-521-5444

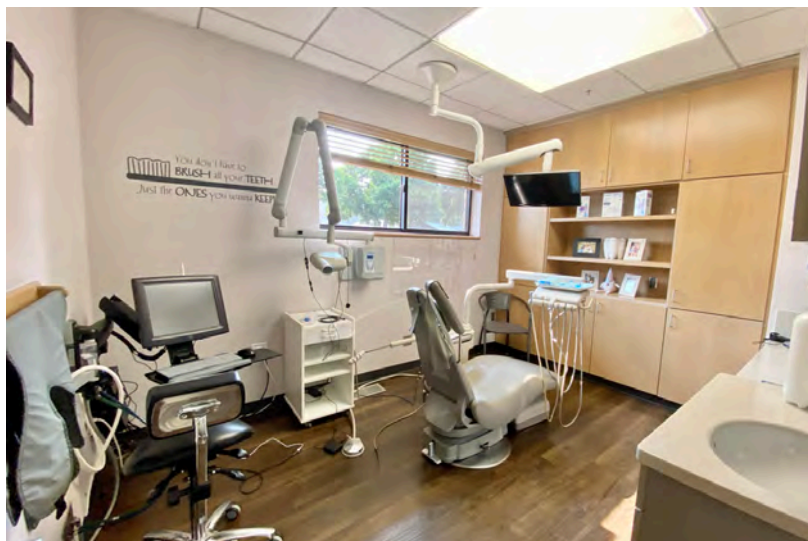


Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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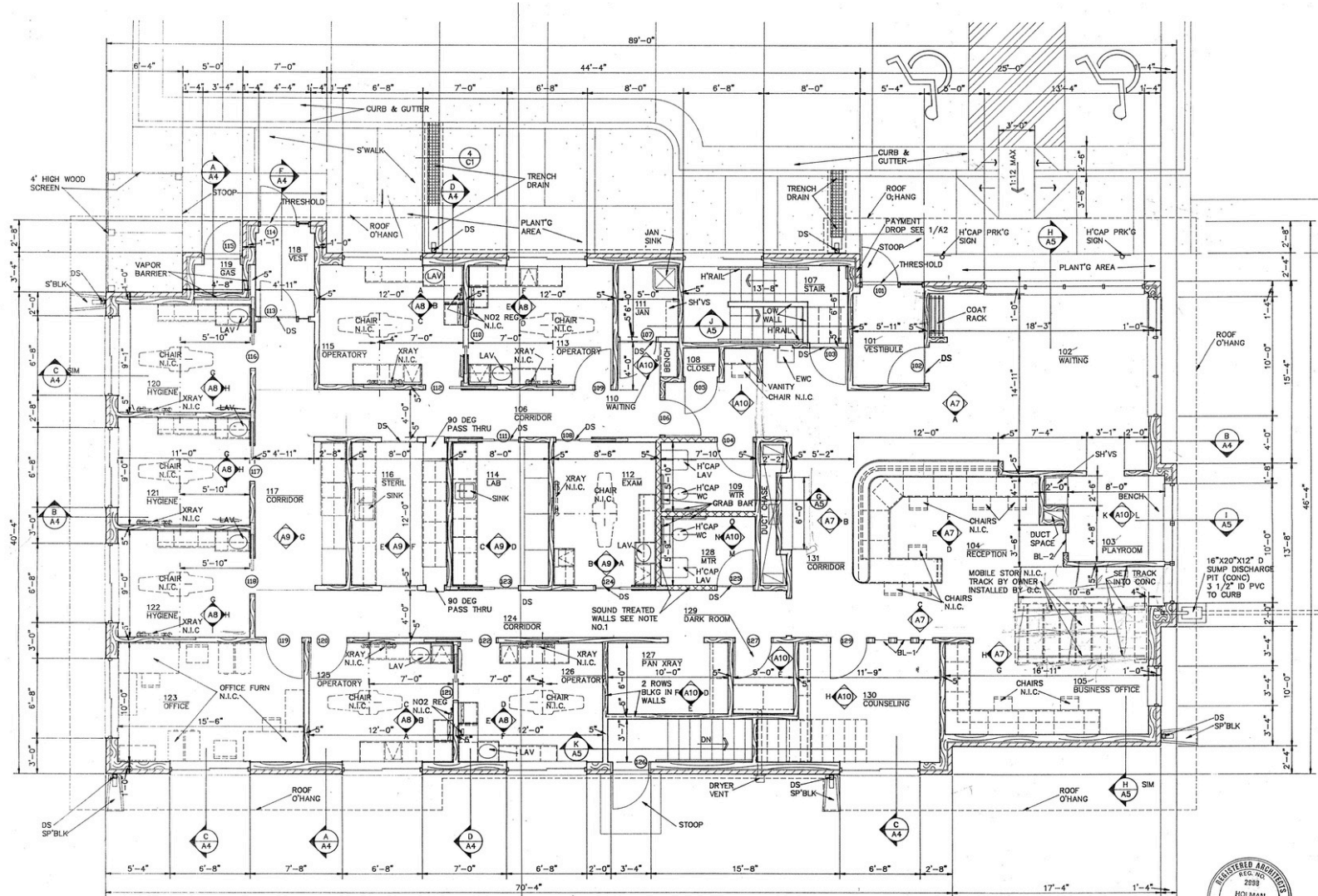
OFFICE/DENTAL/HEALTH PROPERTY



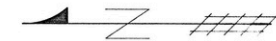
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MAIN LEVEL FLOORPLAN



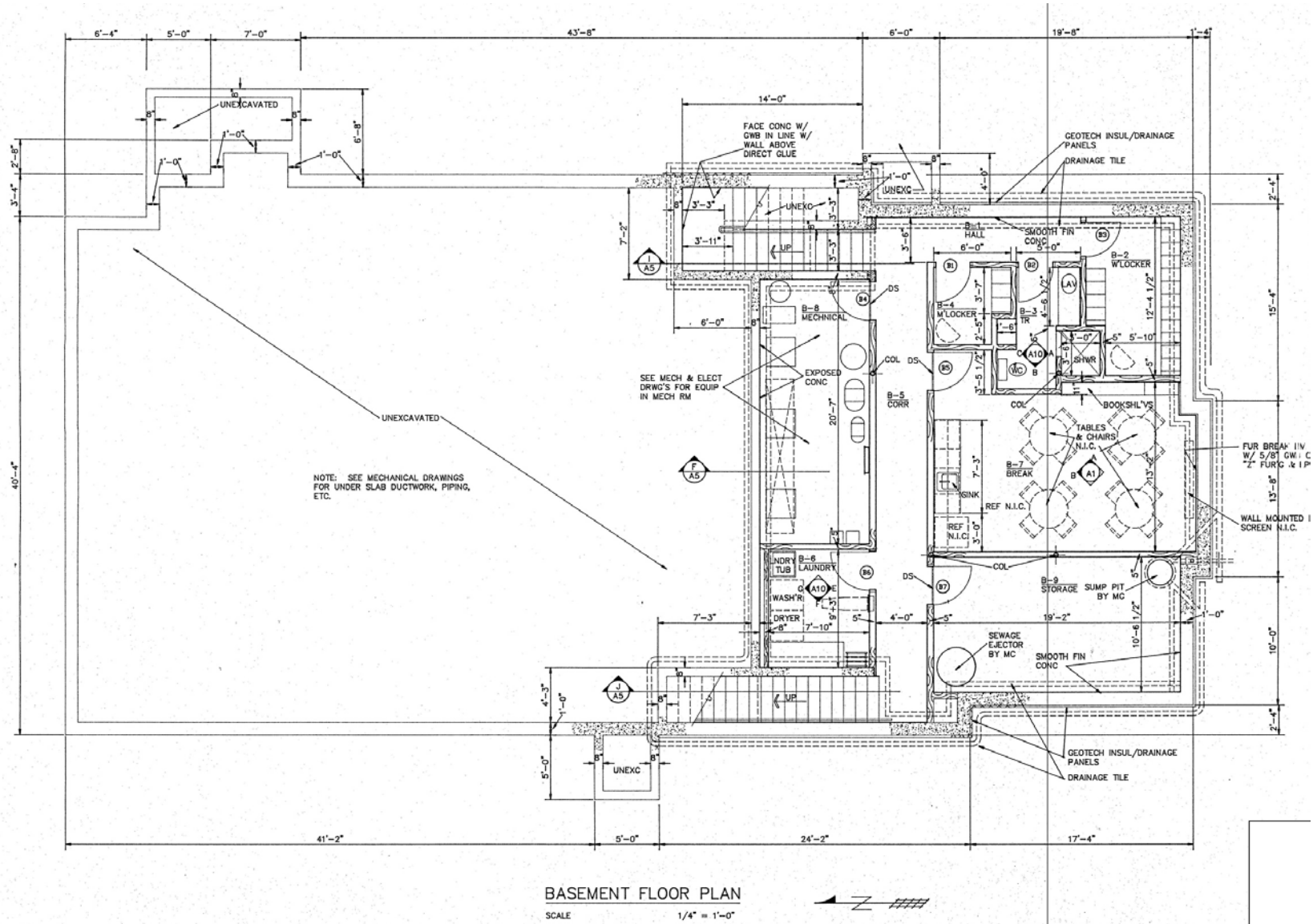
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



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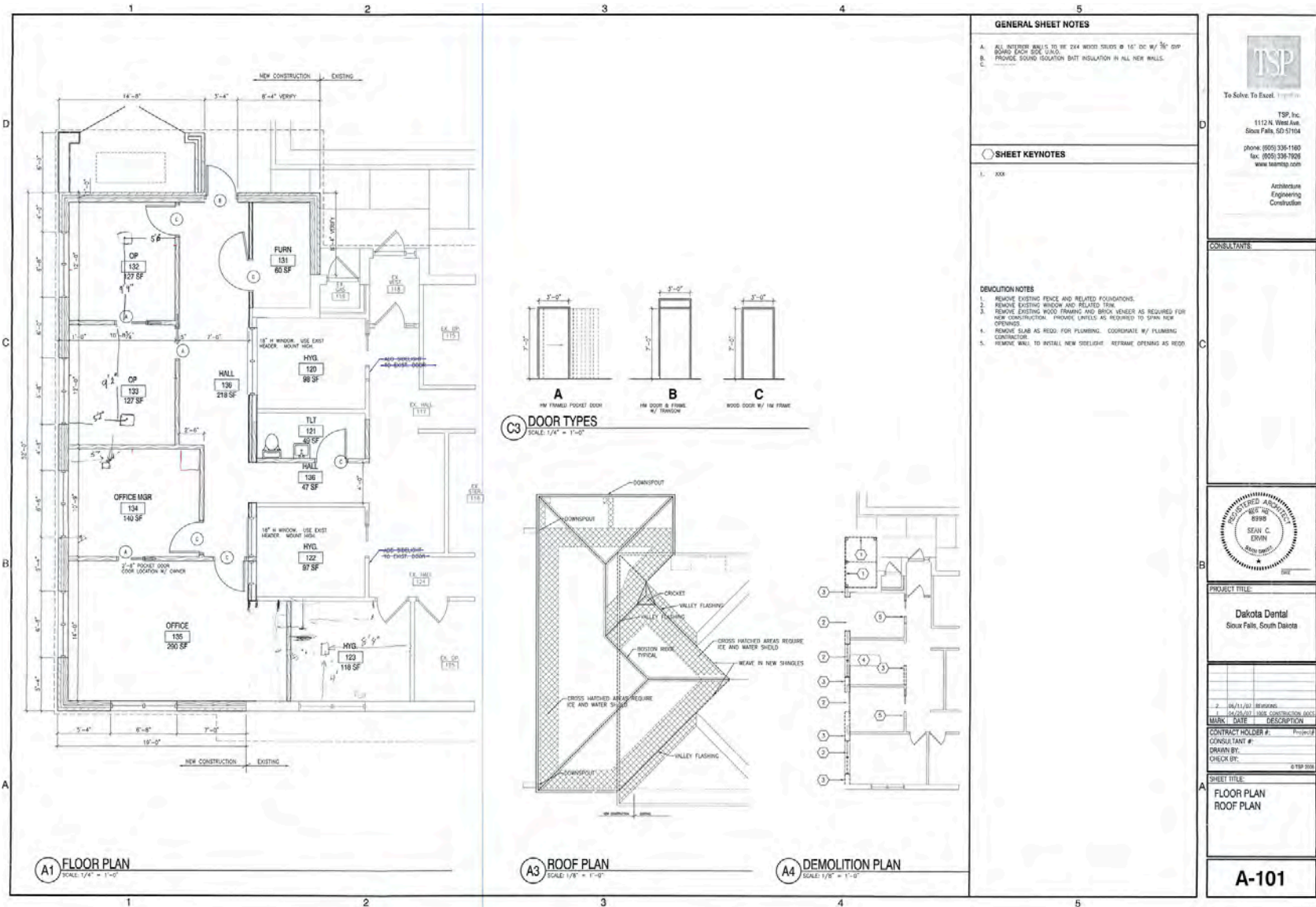
LOWER LEVEL FLOORPLAN



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ADDITION FLOORPLAN



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