

FOR SALE



DECOY OFFICE BUILDING

Bender
COMMERCIAL



**4105 SOUTH CARNEGIE PLACE
SIOUX FALLS, SD**



**4,476 SF
0.497 AC LOT**



**\$1,090,000
(\$244/SF)**

- Recently remodeled, two-tenant office building located near 49th Street and Louise Avenue in southwest Sioux Falls.
- Suite 1 has eight (8) private offices (with individual locks), conference/meeting room and breakroom.
- Suite 2 has seven (7) private offices, work area and separate entrance.
- Common area restrooms.
- Built in 1989 and remodeled in 2022.
- Parking ratio of 1 space per 172 SF.
- Conveniently located near shopping and restaurants.
- Easy access to 49th Street, Louise Avenue and I-229.

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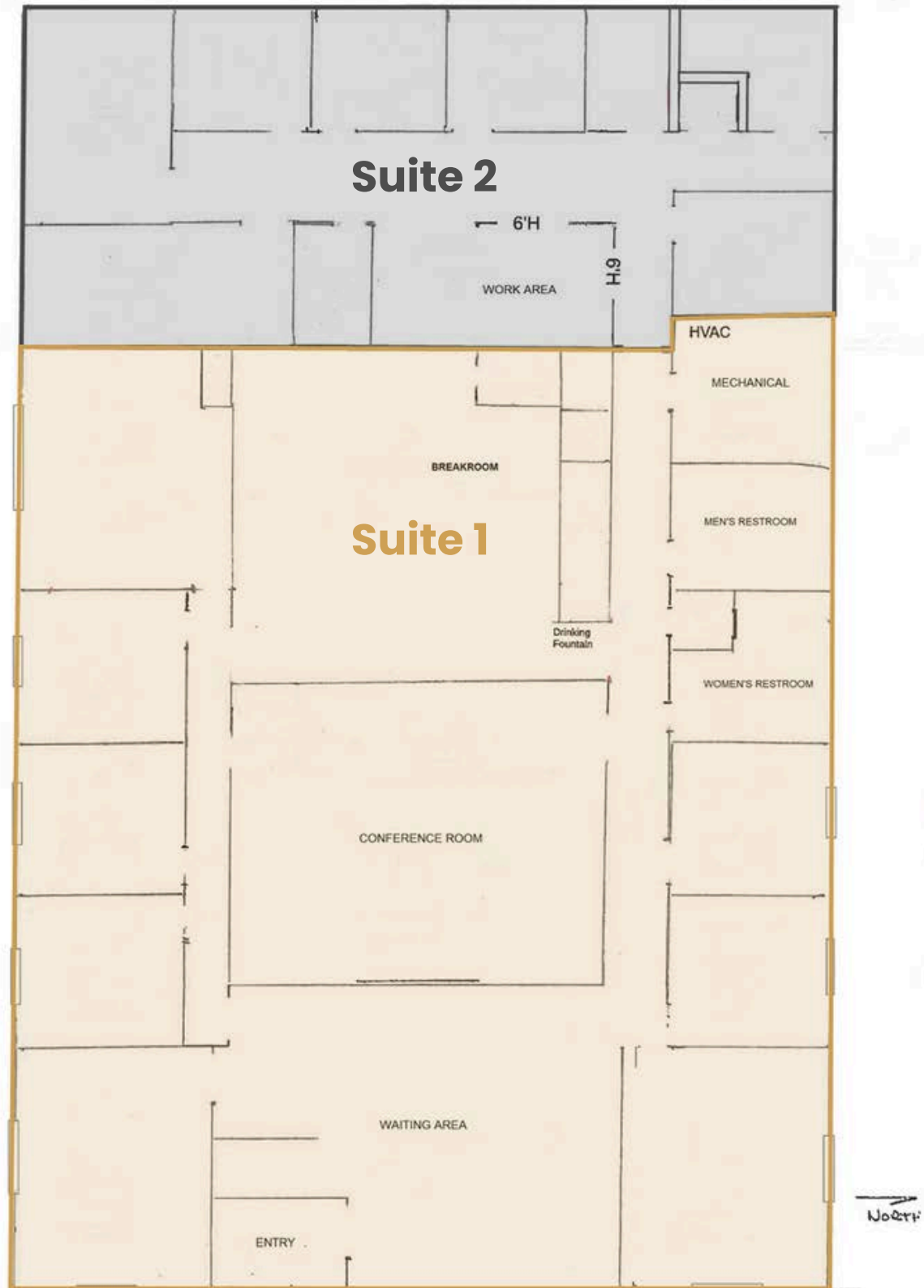
OFFICE PROPERTY



DECOY OFFICE BUILDING



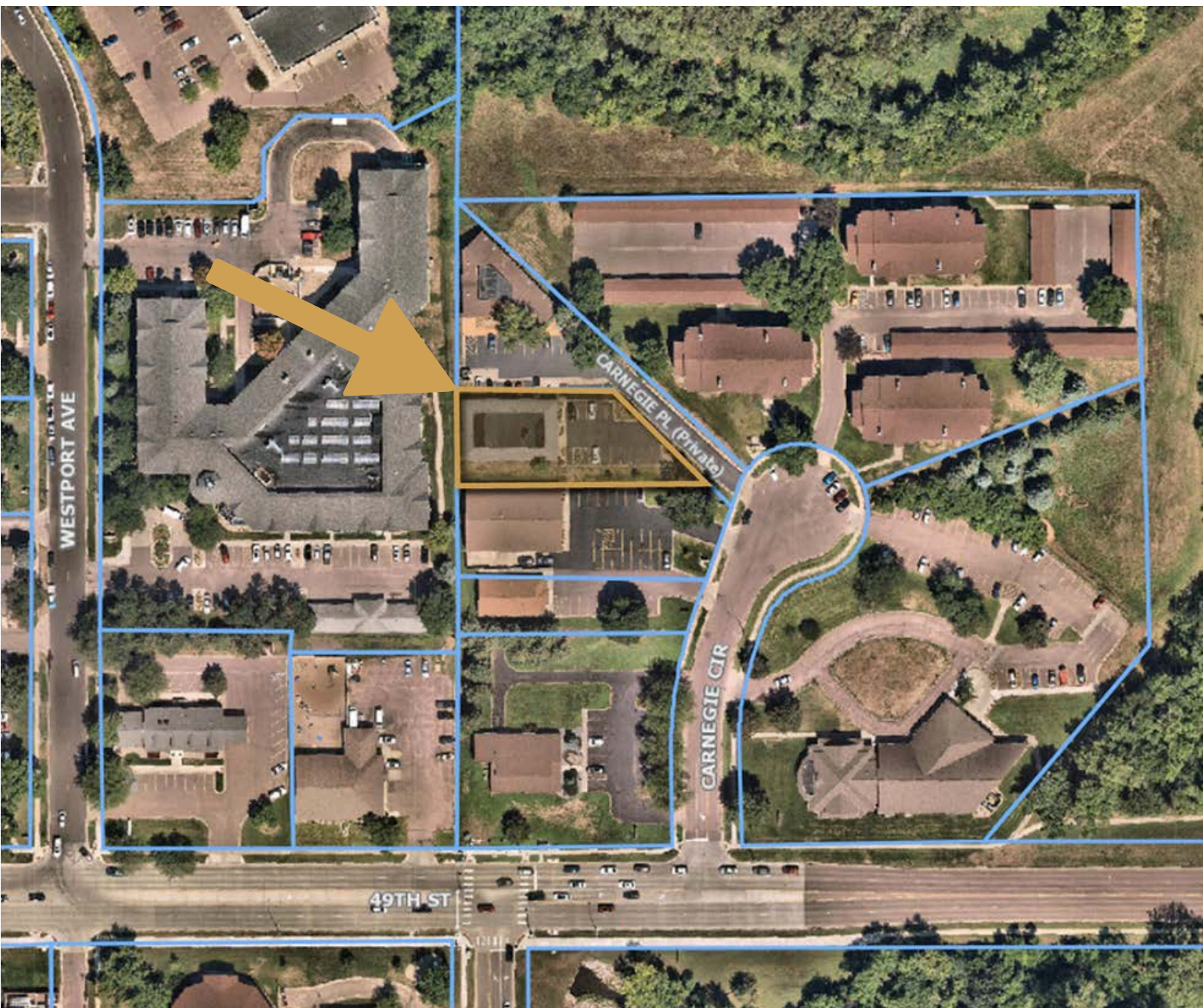
BUILDING LAYOUT - NOT TO SCALE



DECOY OFFICE BUILDING



OFFICE PROPERTY



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