

FOR SALE



WESTERN AVENUE OFFICE/MEDICAL BUILDING

Bender
COMMERCIAL



**600 NORTH WESTERN AVENUE
SIOUX FALLS, SD**



3,739 SF



**\$750,000
(\$200/SF)**

- Office/Medical building located along Western Avenue and Burnside near the Denny Sanford Premier Center.
- Space (3,739 SF) has a reception area, five (5) exam rooms, two (2) private restrooms, a large conference/breakroom, and an open work area with separate entrance.
- 0.69 AC lot. Zoned C-2 Commercial.
- Built in 1972.
- Digital monument signage.
- Parking ratio of 1 space per 129 SF (1:129) with 29 marked parking spaces.
- Highly visible with a combined daily traffic count of 10,200 vehicles.
- Great location with easy access to Western Avenue, Russell Street and I-29.

ALEX SOUNDY

alex@benderco.com

605-376-3700

BOBBIE TIBBETTS

bobbie@benderco.com

605-670-9455



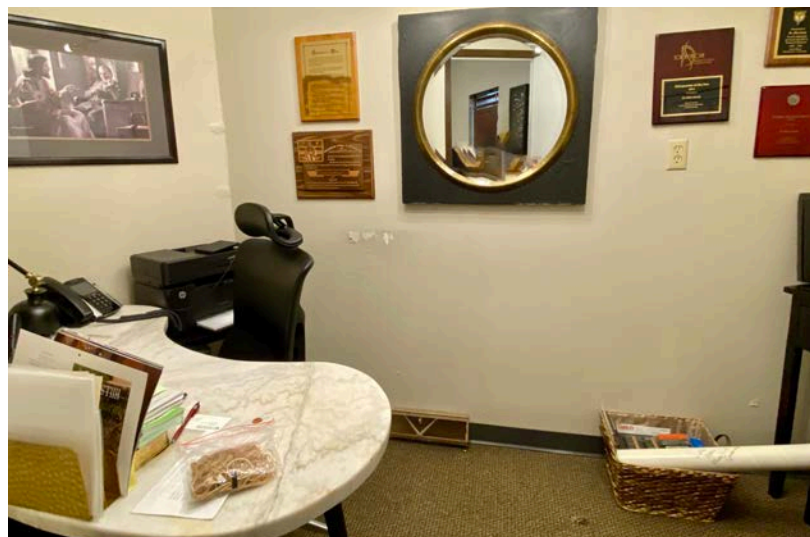
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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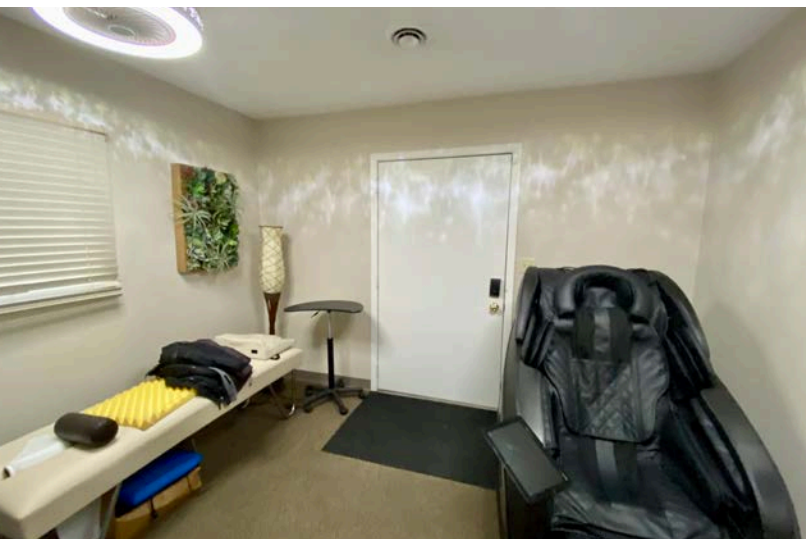
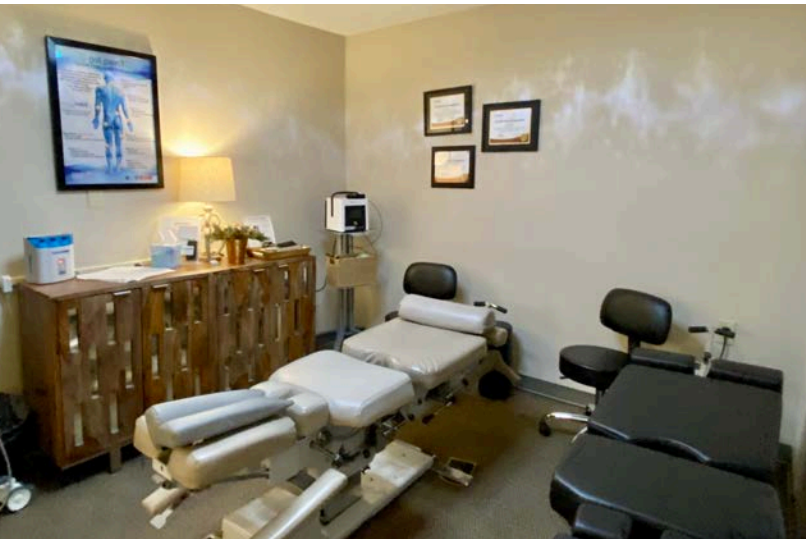
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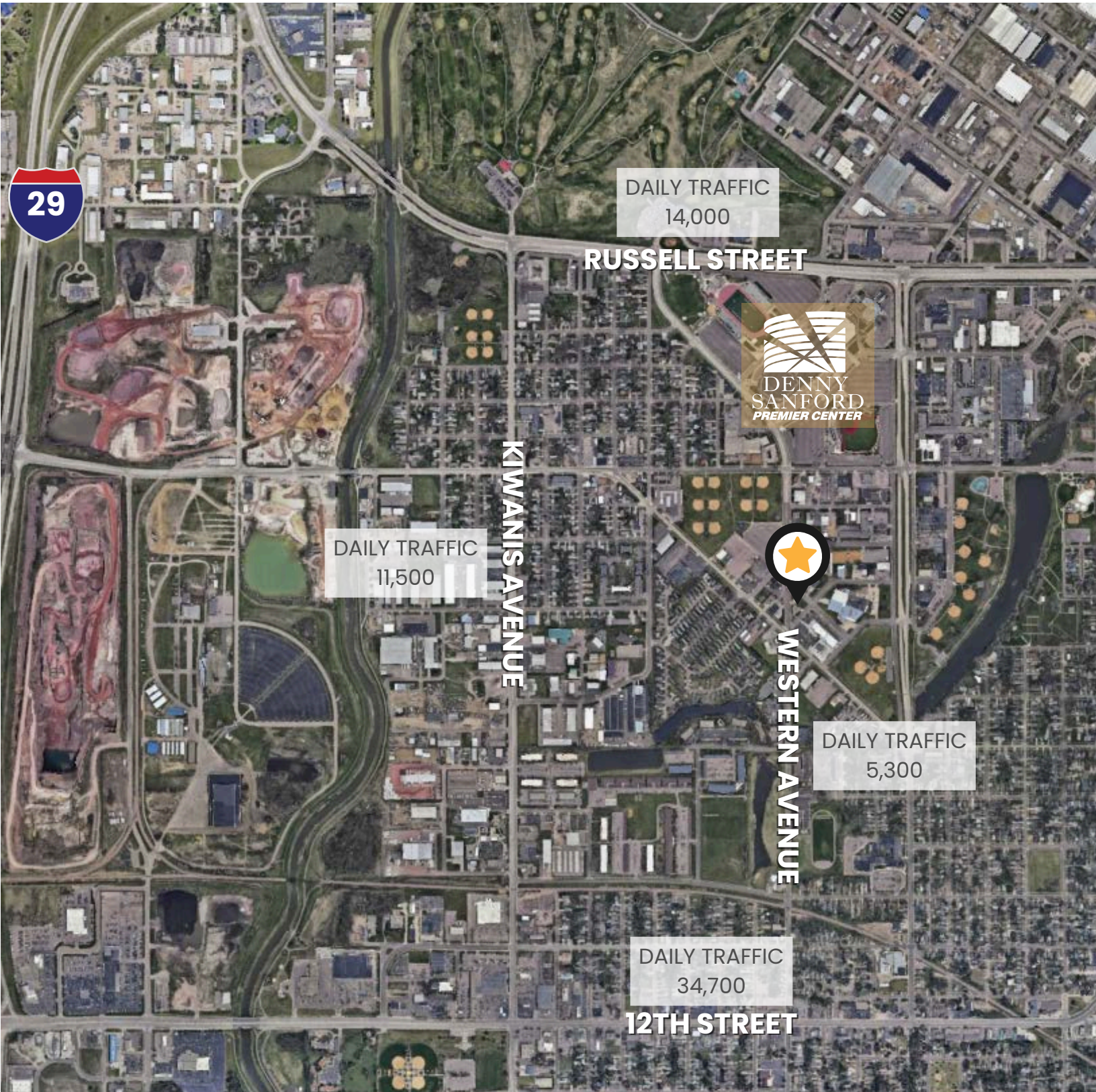
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DAILY TRAFFIC
14,000

RUSSELL STREET



DAILY TRAFFIC
11,500

KIMWANIS AVENUE



WESTERN AVENUE

DAILY TRAFFIC
5,300

DAILY TRAFFIC
34,700

12TH STREET