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1417 S Minnesota Ave

\$1,650,000

Sioux Falls, SD 57105

MLS#: 22401788

Remarks

This centrally located, one-acre site is offered for sale at \$1,650,000. Alternatively, the office building located on the site is offered for lease at \$13.00 per square foot gross plus utilities for the 5,840 square feet of main floor space and \$8.00 per square foot gross plus utilities for the 3,463 square feet of lower-level space. Located on the west side of busy Minnesota Ave., between 22nd and 26th Streets, with daily vehicle traffic of 20,900, this site offers great visibility and access to the lot from Minnesota Avenue, vacated 23rd Street and Spring Avenue. This site offers multiple options for a new owner or tenant from continued use an office building to a one-acre redevelopment opportunity in the heart of growing Sioux Falls, South Dakota.

Property features

Year Built: 1961
County: Minnehaha

Lot Size: 43678