

RETAIL FOR LEASE



1513 E. 10th Street, Sioux Falls, SD

Size: Approx. 2,700 SF

Zoning: C2

Price: \$5.50 PSF/NNN

Taxes: \$2083.91

Insurance: \$431.00

Utilities*: Tenant

*utilities based on usage

***Open Floor Plan *Front retail windows *Lower Level Storage**

***New paint *New ceiling tiles *New carpet**

***Covered handicap entrance to parking lot**

***2 ADA restrooms *Ample off-street parking**

OVERVIEW

Base Rent: \$1,237.50

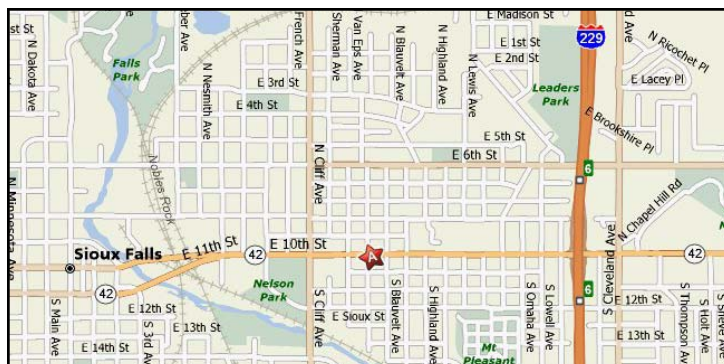
Taxes: 173.66

Ins.: 35.92

Total: \$1,447.08

*Estimated monthly charge without utilities

South Dakota Licensed Real Estate Broker is a fractional owner.



Located on main arterial road where the 2009 traffic count was approximately 23,200 cars per day

For more information please contact:

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