

RETAIL FOR LEASE



2019 S. Minnesota Avenue, Sioux Falls, SD

Size: Approx. 4,737 sq. ft
Frontage: Approx. 100 feet
Price: \$9.50 psf/NNN
Taxes: \$6,257.26 (2009)
Insurance: \$1,611.00 year
Utilities: Tenant
Zoning: C2

Overview

Base Rent: 3,750.13
Mo. Taxes: 521.44
Mo. Ins.: 134.25
Total: \$4,405.82

Additional 3,520 square feet in basement. Basement has 2 access stairs.

Located on one of Sioux Falls' main arterial roads, Minnesota Avenue with average car counts of 28,200 (2009) cars per day.

Ample off-street parking; 24+ spaces.

In addition to the fantastic retail window, abundant signage is available on both the Pylon sign and building.

Freight conveyor to lower level.

Loading dock.

South Dakota Licensed Real Estate Broker is a fractional owner.

For more information please contact:

Samuel R. Assam

Assam Commercial Real Estate, Inc.
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This information has been secured from sources we believe to be reliable. We make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

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Extensive Renovations includes:

- New Dryvit with stone on front
- New interior and exterior paint
- New drywall and insulation
- New carpet
- New windows and doors
- Carpet/Flooring allowance available



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