

# OFFICE/RETAIL/WAREHOUSE FOR LEASE

**Size:** 3,000 Sq. Ft.  
**Price:** \$5.75 psf NNN  
**Taxes:** \$2,244.21 annual  
**Insurance:** \$461.00 annual  
**Terms:** 3 Years  
**Zoning:** C-2  
**Utilities:** Tenant

**MidAmerican** \$121\*  
**Xcel** \$219\*  
**Water** \$10\*

\*Monthly averages provided  
by service providers

## OVERVIEW

**Base Rent:** 1,437.50  
**Taxes:** 187.02  
**Ins.:** 38.42  
**Total:** \$1,662.94

South Dakota Licensed Real  
Estate Broker is a fractional  
owner



## 209 South Blauvelt Avenue Sioux Falls, SD

- Located 1/2 block off E. 10th Street where 2009 traffic count is 23,200 vehicles per day
- 765 +/- SF Office/Retail (approx.)
- 2,235 +/- SF Heated Warehouse (approx.)
- Front retail windows
- Exterior signage
- 12' overhead door
- Floor drain
- Off street parking
- Fresh paint
- New floor covering.

**For more information please contact:**

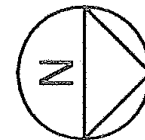
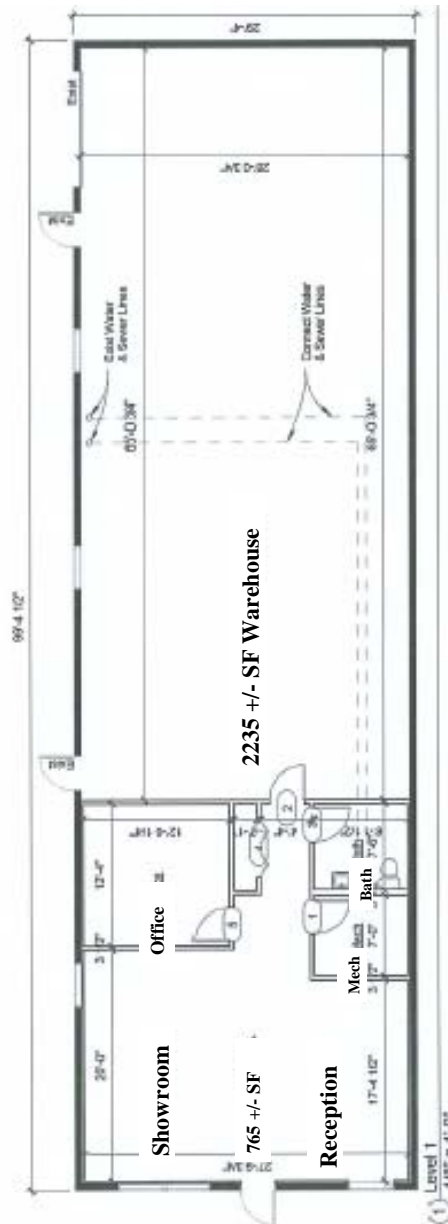
**Samuel R. Assam**

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3200 West 49th Street Sioux Falls, SD 57106

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# OFFICE/RETAIL/WAREHOUSE FOR LEASE



View of Showroom/Reception area facing front



View of Showroom/Reception area facing hall



To Warehouse

View of hallway from Showroom/Reception area

NEW PAINT AND CARPETING



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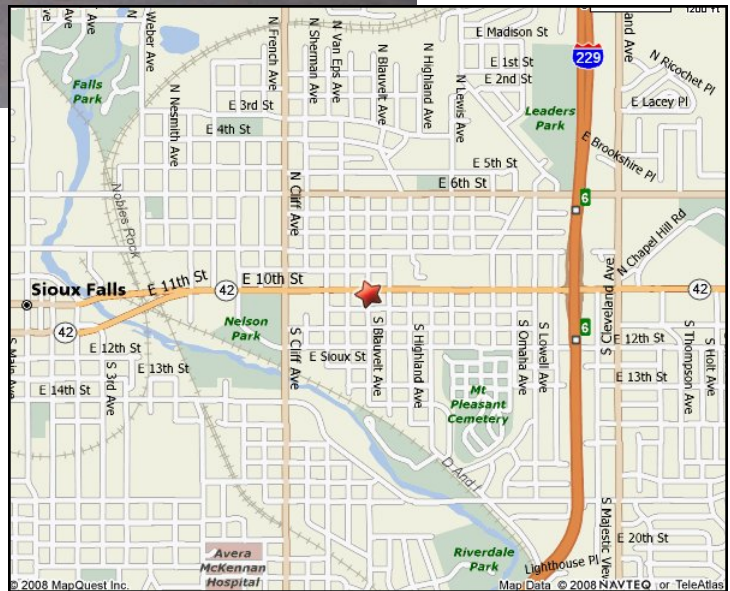
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# OFFICE/RETAIL/WAREHOUSE FOR LEASE



2,235 SF heated warehouse space.

**Great Location!**  
Less than 1/2 block  
south of east  
10th Street  
on  
Blauvelt Avenue.



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