Assam Commercial Real Estate, Inc.
530 S. Phillips Avenue
Sioux Falls, SD  57104

209 S Blauvelt Avenue

Additional Information
Lease Price:  6.00 PSF
Size:  3,000 SF
Terms:  NNN
Type:  Office/Retail/
Warehouse
Utilities:  MidAmerican
Xcel Energy
Water
* Based on usage
Zoning:  C2

Overall View
Base Rent:  $1500.00  mo  $18,000.00  yr
RE Taxes:  $202.50  mo  $2430.00  yr
Insurance:  $45.00  mo  $540.00  yr
Total:  $1,747.50  mo  $20,970.00  yr

Property Description
Office/Retail
• One private and one multi-user office
• Fresh paint and carpet in showroom and reception areas
• Front display windows
• Exterior Signage

Warehouse/Shop
• 12’ overhead door
• Floor drain
• Single and three phase electric

For more information please contact:
Samuel R. Assam
Owner is a South Dakota Licensed Real Estate Broker.

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.