



ASSAMTM
COMPANIES

Wayland Ave Retail Center Retail | Office



208 Wayland Ave
Sioux Falls, SD 57103



Size

1,800

Square Feet +/-



Price

Base Rent:

\$ 10.00 PSF

NNN: \$3.36 PSF



Zoning

C-2

Neighborhood
Commercial

≡ Space Summary

- Space is perfectly setup for an office or salon, with multiple separate suites built in and several large customer waiting areas or team spaces.
- Location has direct access to 10th Street businesses on route to Arrowhead Parkway shopping and downtown Sioux Falls retail and office
- Site has ample parking for customers and employees
- Located less than 1 mile from the upcoming Riverline District
- Building Cotenants include, Mogadisho Beauty, Wireless & Grocery, and Joyeria Latina



Samuel R. Assam | President

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Address: 530 S. Phillips Ave, Sioux Falls, SD 57104

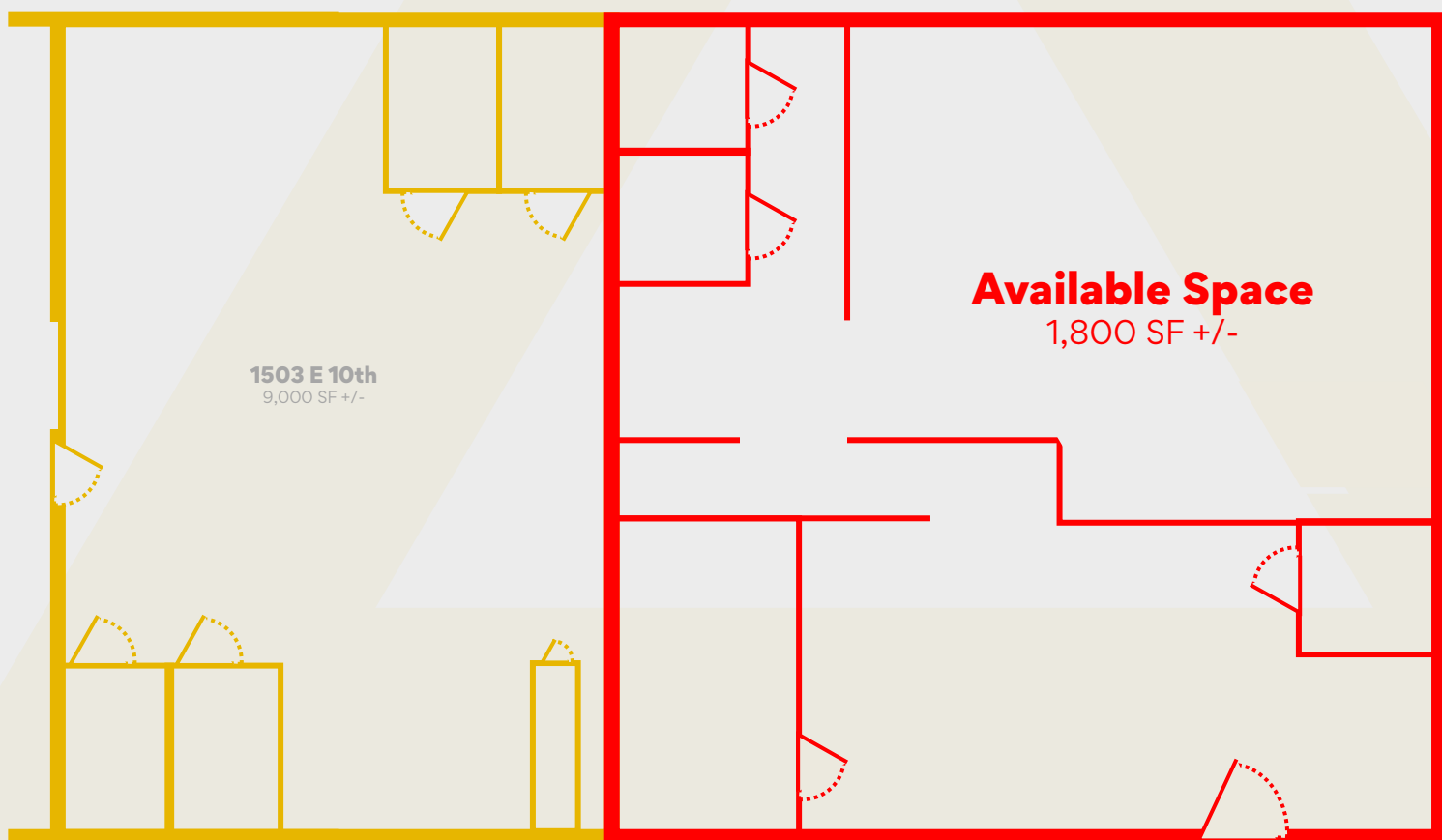


Rent Summary

Component	PSF	Monthly	Annually
Base Rent	\$ 10.00	\$ 1,500.00	\$ 18,000.00
CAM*	1.60	240.00	2880.00
Real Estate Taxes*	0.90	135.00	1,620.00
Property Insurance*	0.86	129.00	1,548.00
Total	\$ 13.36	\$ 2,004.00	\$ 24,048.00

*Estimate

Floorplan

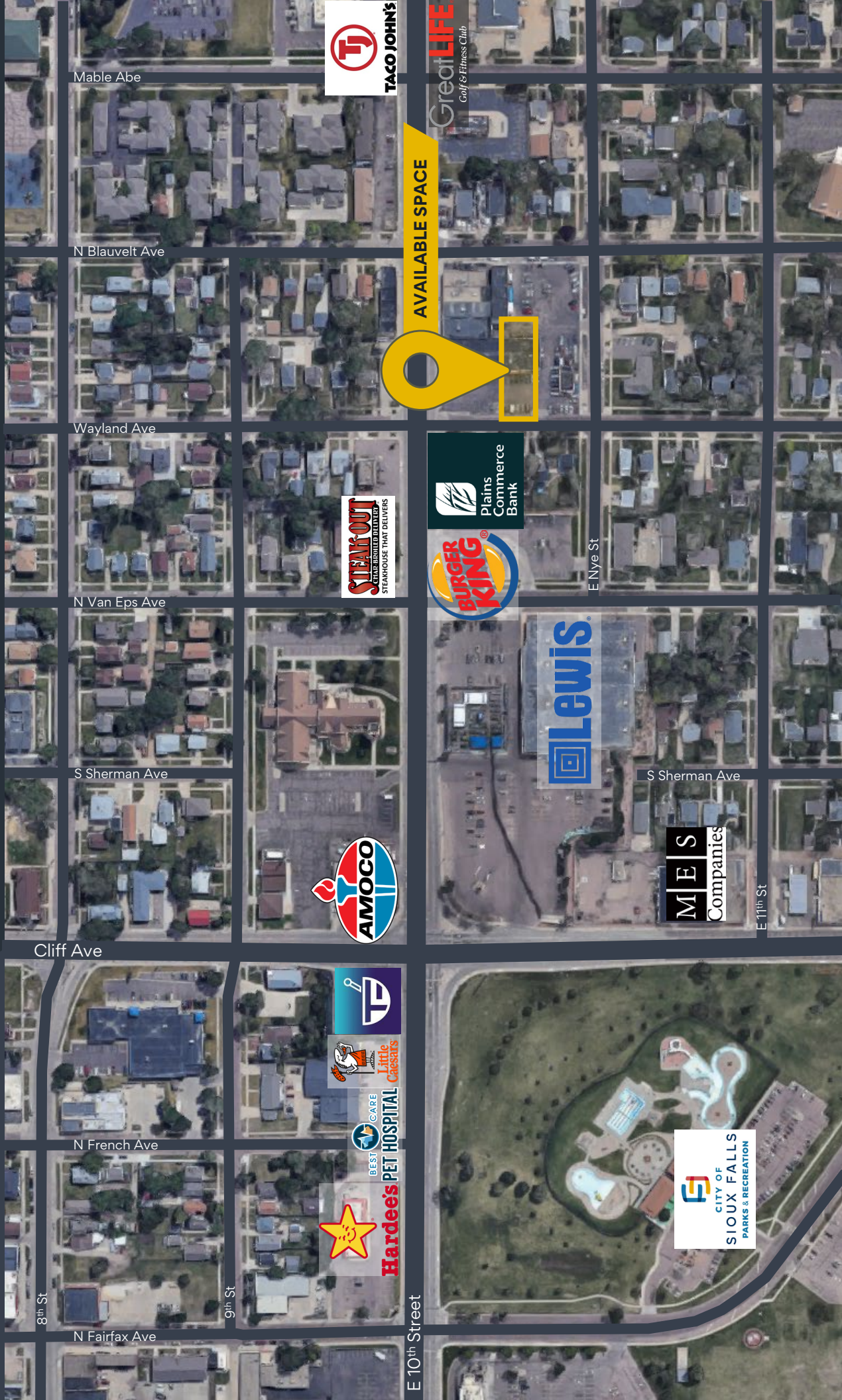


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Photo Gallery



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Information deemed reliable, but not guaranteed | South Dakota Licensed Real Estate Broker is Fractional Owner