



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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Email: sam@assamcompanies.com

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

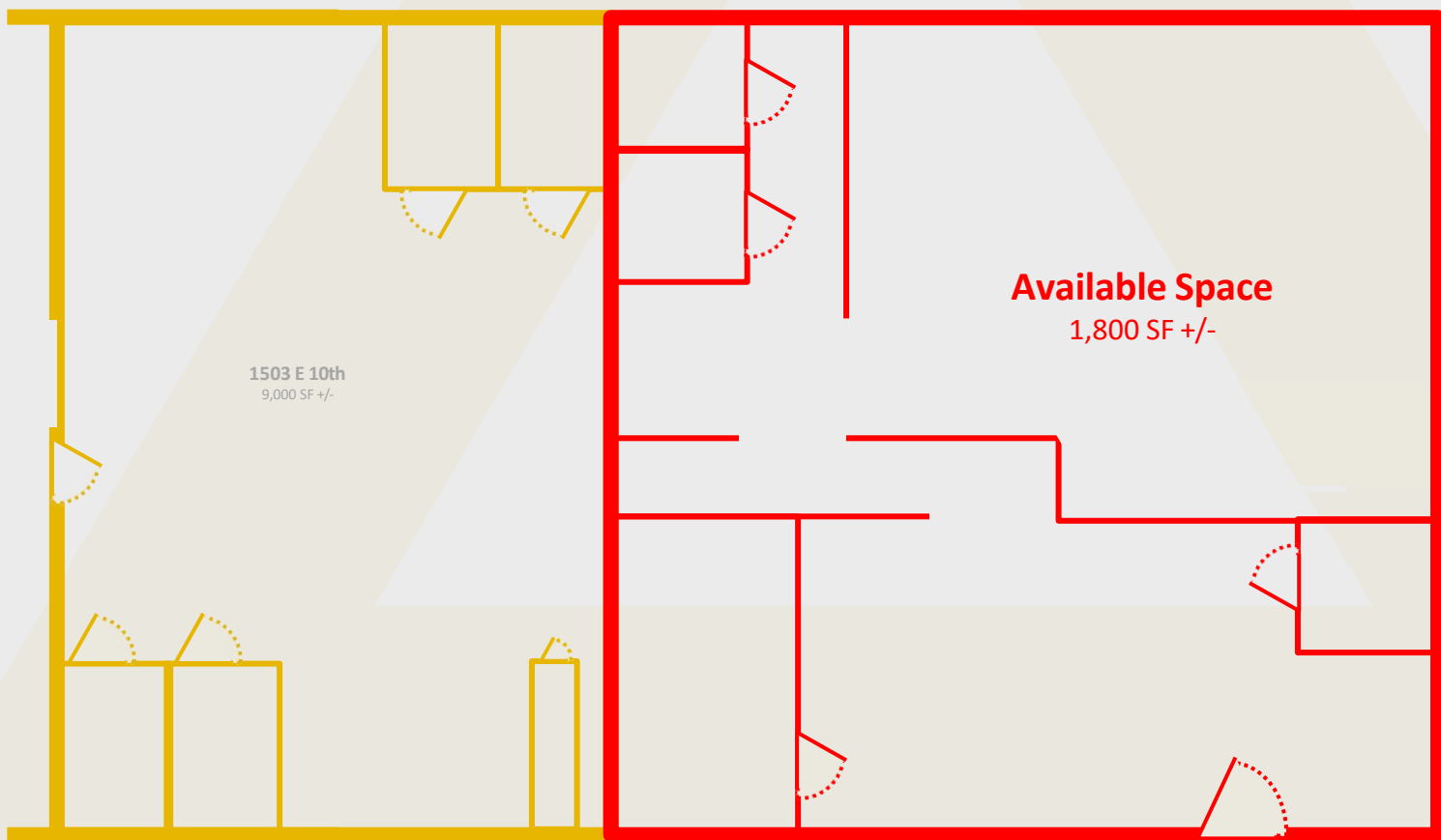


Rent Summary

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

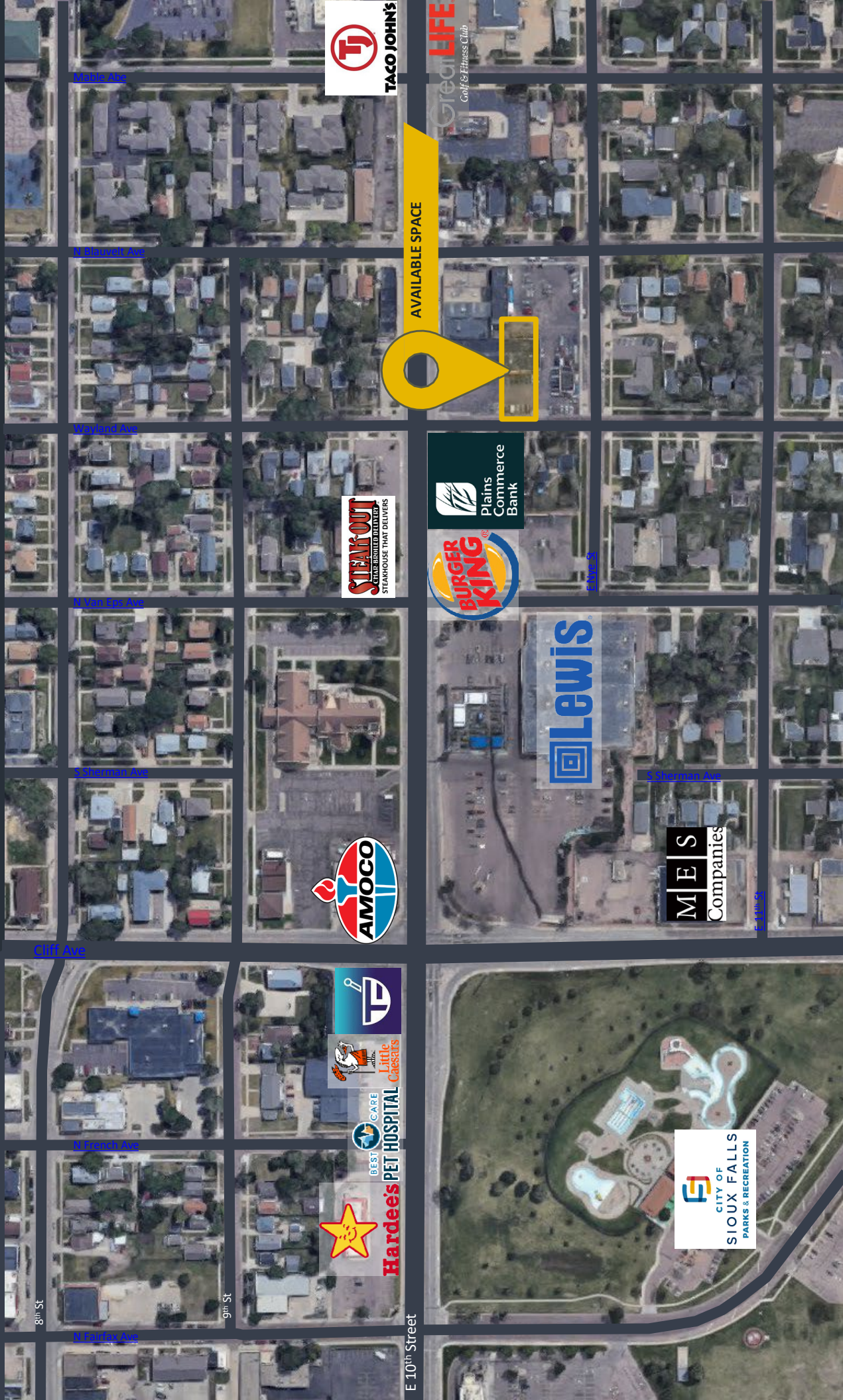


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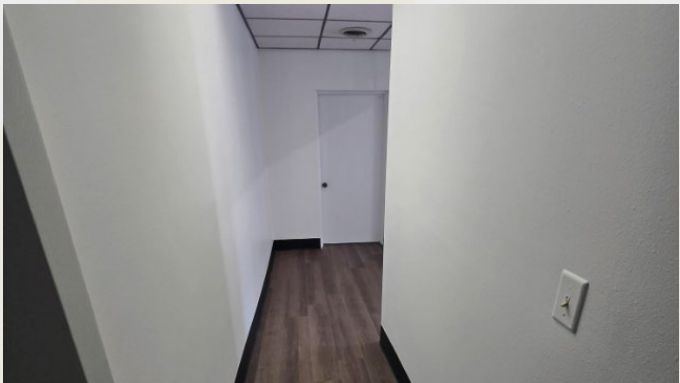
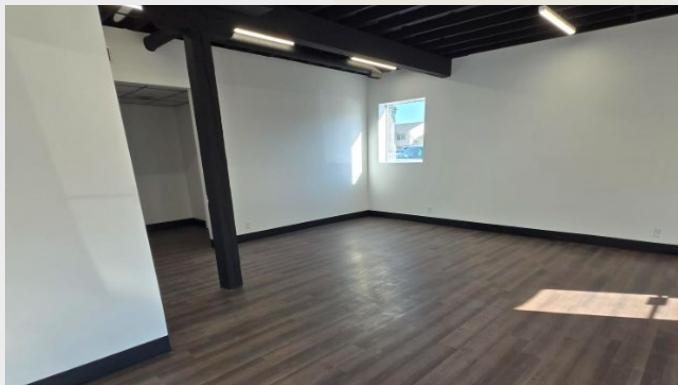
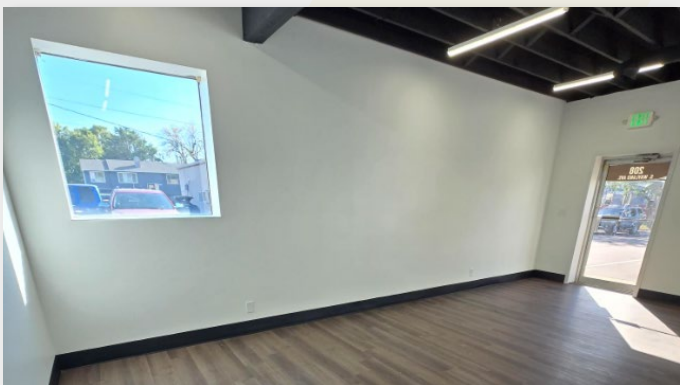
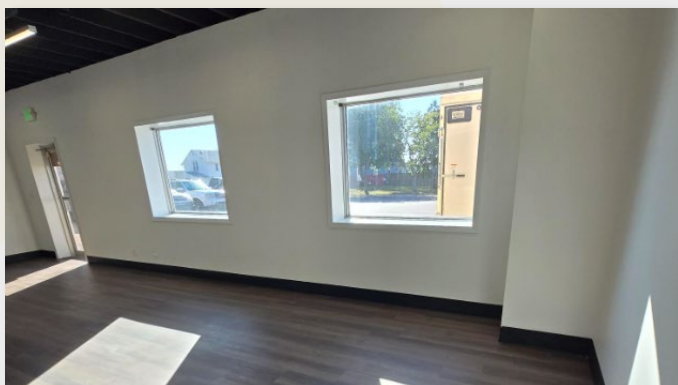
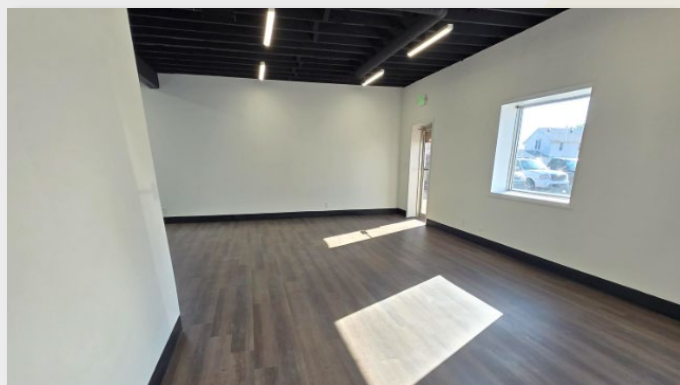
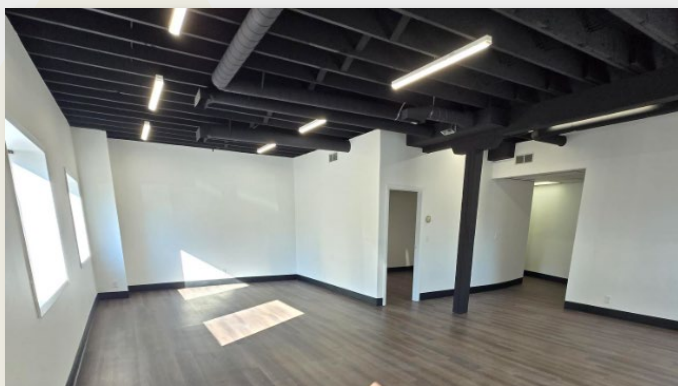


ASSAMTM
COMPANIES

Kyburz-Carlson Aberdeen Building
Office | Shop | Industrial



Photo Gallery



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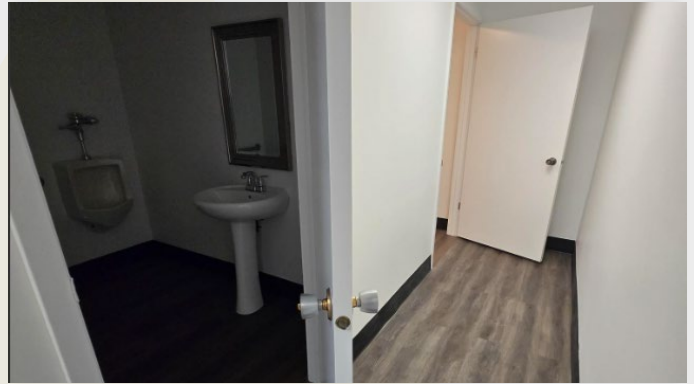
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