

FOR SALE

3101 S. Shirley Avenue, Sioux Falls, SD



PROPERTY OVERVIEW

GREAT LOCATION

- Directly east of Menards, this property is located in the “bee hive” of retail, building products, restaurants and entertainment.
- Large shop area - professional customer office in front
- This space gives versatile occupancy options.
- Great access - two curb cuts
- Total Building Size 4,161 Square Feet
- Total Land Size 24,611 Square Feet
- Lot dimensions 213' x 115' (approximately)
- 27 parking spaces - 1:154 parking ratio
- Building is sprinkled
- Efficient heating: Radiant heat and waste oil furnace
- Six (6) overhead doors: 4x10', 1x12' & 1x14'
- Neighbors - Menard's, Walmart Supercenter, Sam's Club, Home Depot, Buffalo Wild Wings, Sonic, Empire Mall

PROPERTY DATA

PRICE:

- \$899,000

SIZE:

- 4,161 Square Feet (Building)
- 24,611 Square Feet (Land)
- Year Built 1995

ZONING:

- Commercial (C-4)

REAL ESTATE TAXES:

- \$9,590.14 (2025)

POTENTIAL USE:

- Repair Shop
- Small Manufacturing
- Vehicle Sales
- Retail Showroom

* Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed.



PHOTOS

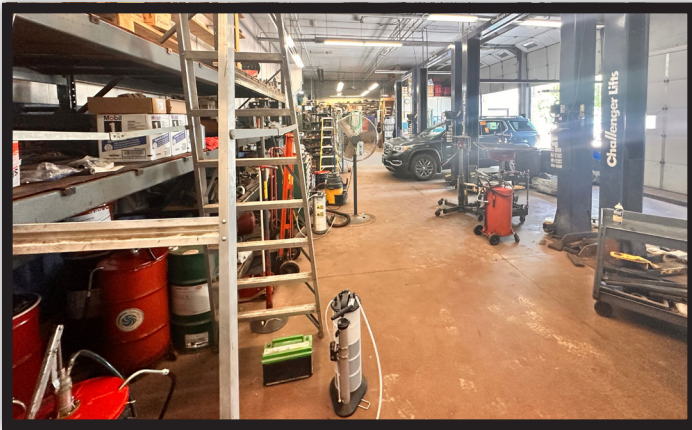
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Pylon signage with message board



14 foot overhead door



Hoists - negotiable



Customer service area



Mezzanine storage above office



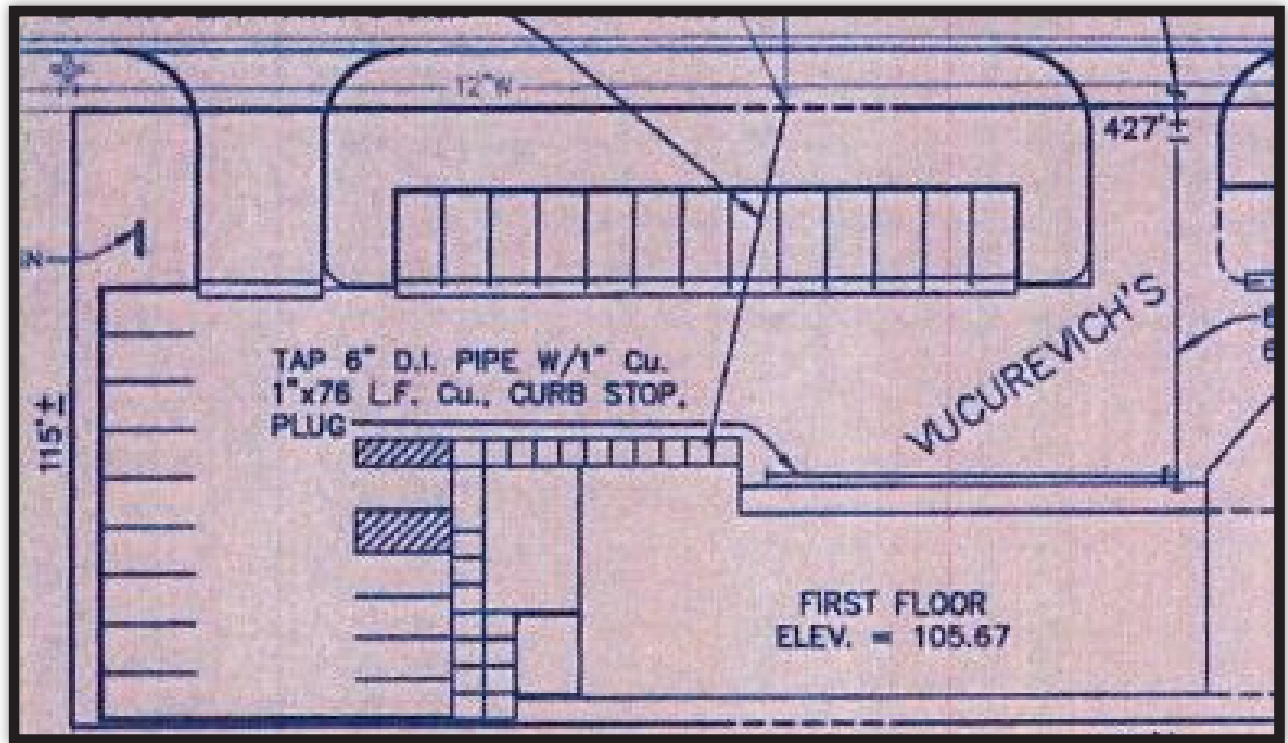
Good parking and traffic flow

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SITE PLAN

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LOW FLY AERIAL

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HIGH FLY AERIAL

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