

OFFICE BUILDING

FOR SALE



4309 S. Louise Ave. Sioux Falls, SD

- Multi-tenant office building; Excellent location— Just South of 49th & Louise
- 3,476 Sq. Ft.*
- 2 level office with walkout lower level
 - Upper level 1,640 sq. ft.
 - Lower level 1,836 sq. ft.
- Lot size: 133 x 123
- Perfect owner/occupant property
- Excellent signage/visibility on Louise Ave.
- 1640 sq. ft. available on occupancy
- Existing tenants can remain in lower level
- 25,200 cars per day
- Far below replacement cost
- 12 Striped Parking spaces; plus 4 extra
- Recently upgraded HVAC and Roof
- Sale Price \$585,000

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RON NELSON
C - 605-728-7600
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Member firm

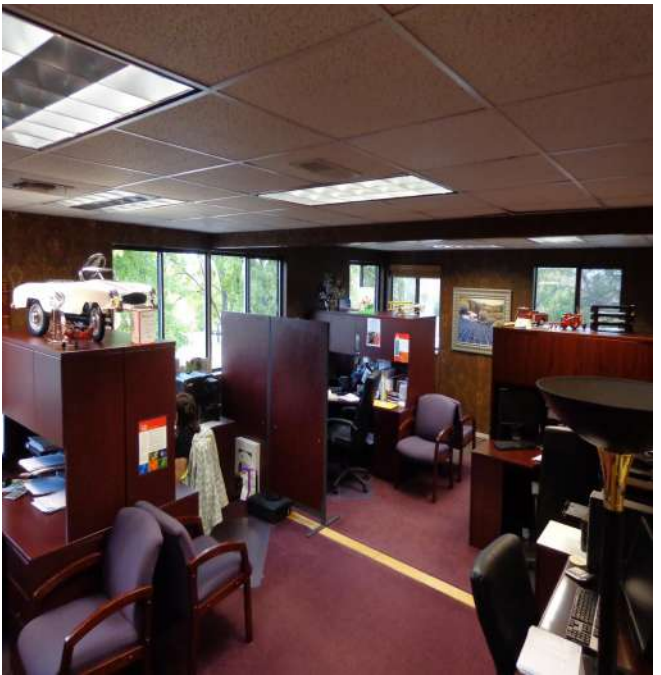
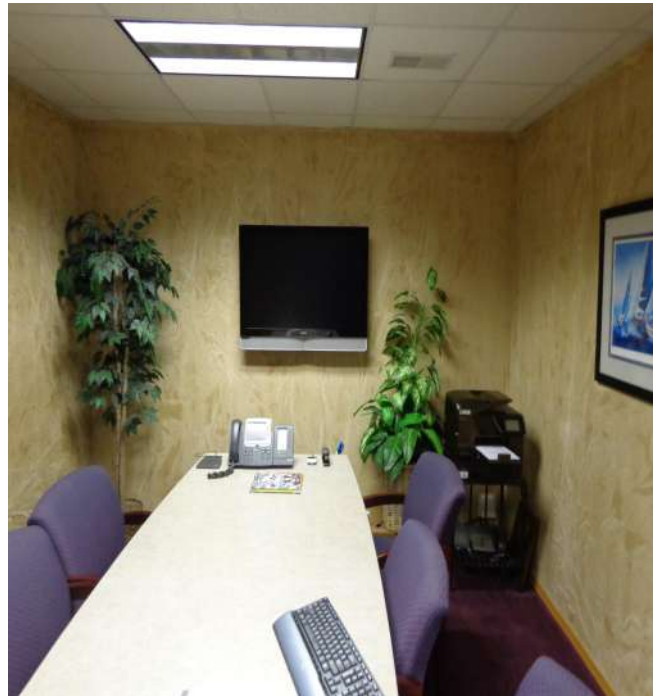
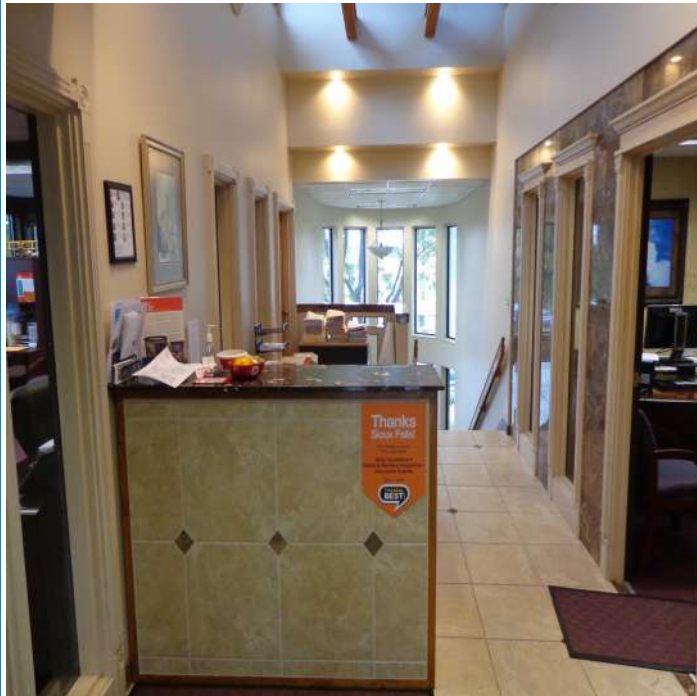


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ADDITIONAL PHOTOS



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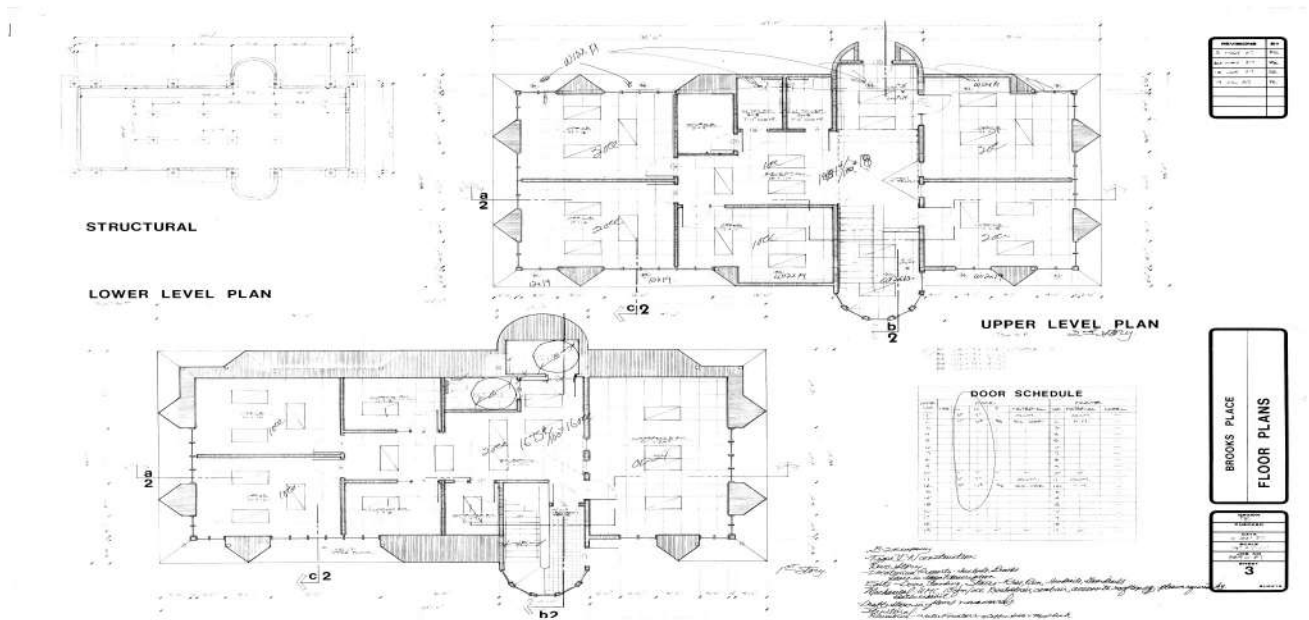
SITE SOURCE
RETAIL BROKER NETWORK

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FLOOR PLAN



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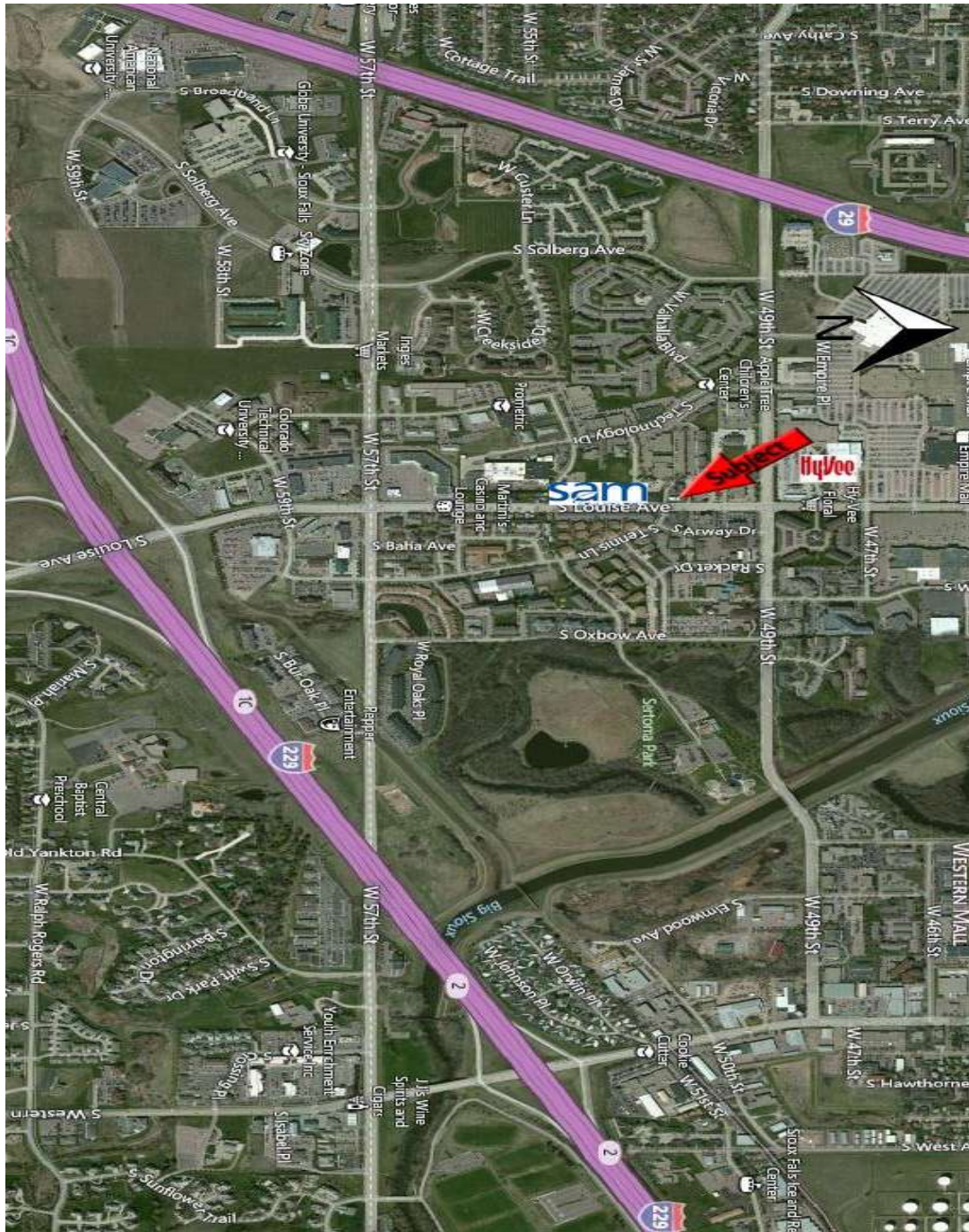


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LOCATION MAP



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