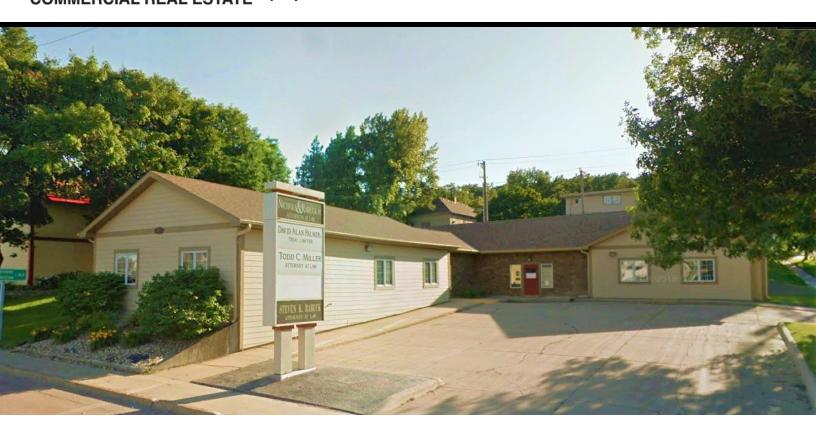


For Sale: Owner/Occupant Opportunity 427 N. Minnesota Ave Sioux Falls, SD



Professional Office Space on Minnesota Ave across from the Minnehaha County Courthouse.

**Price: Year Built:** Size: Taxes:

\$9,589 Annual \$575,000 4,978 Sq. Ft. 1987

## **Description:**

This building has 3 professional office suites that have recently been updated with paint & carpet. Suite 101 is currently occupied, but could be available. The roof was replaced in 2016 and the shared hallways & bathrooms were updated in 2018. Customer parking in the front, and employee parking in the rear, 17 total spaces; 1:293 ratio. Pylon signage on Minnesota Ave.

Ron Nelson, CCIM C: 605-728-7600

E: Ron@Ncommercial.com





## **AERIAL**



## **ACROSS THE STREET FROM THE COURTHOUSE!**

Tremendous Equity Builder: Return rates can exceed 22%\* - 8.5% cap rate! Suites:

101 - 1,842 sq. ft. - Currently occupied by Nichols & Rabuck Law Firm

102 - 1,244 sq. ft. - Vacant

103 - 1,892 sq. ft. - Vacant

Selling price is \$115.51/sq. ft. (Building & Land)
Owner is a licensed SD Real Estate Broker
\*See broker for financials

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## **Photos**





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