



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

Price:	Size:	Year Built:	Taxes:
\$575,000	4,978 Sq. Ft.	1987	\$9,589 Annual

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.

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www.Ncommercial.com



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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Available Office Suite - 103



Shared Hallway & Bathrooms

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