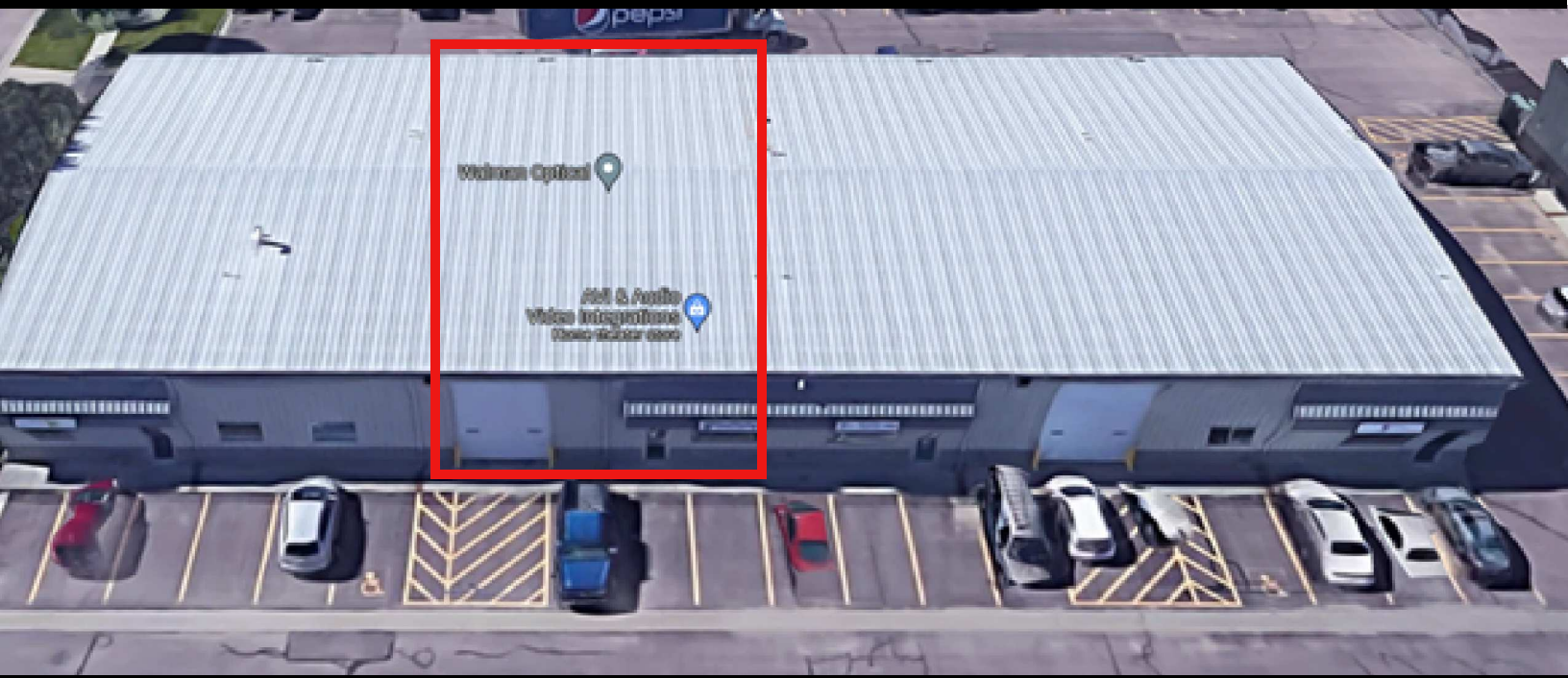


**FOR SALE OR LEASE:**  
**Shop / Warehouse Space**  
**623 S. Lyons Ave**  
**Sioux Falls, SD**



**PRICE:**

- \$419,000
- \$8.00/Sq Ft NNN - Lease Rate

**SIZE:**

- 4,000 Sq. Ft.

**2022 TAXES:**

- \$4,361.80

**ZONING:**

- C-3 Commerical

**FEATURES:**

- Private Office
- 14' Drive Thru Overhead Doors - Front & Back
- Floor Drain
- Security Camera System
- Mezzanine Storage - Above Office
- Fully Fire Sprinklered
- Heated & A/C Throughout
- Restroom in Office & Shop
- Building Pylon Signage

**DESCRIPTION:**

Built in 2004, this multi-purpose space will work for a variety of uses! Located in 'The Commercial Center' off of 12th Street & Lyons Ave. It is part of a Condominium Association, offering a cost-effective ownership option.

Ron Nelson, CCIM  
C: 605-728-7600  
E: Ron@Ncommercial.com



[www.Ncommercial.com](http://www.Ncommercial.com)

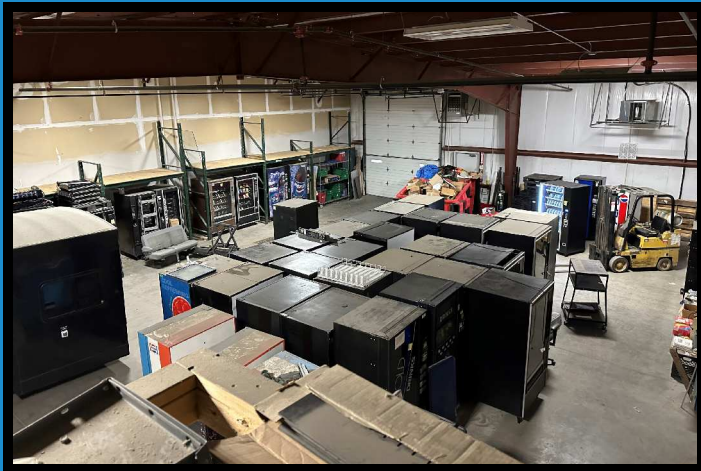
Nicole Daggett  
C: 605-971-6706  
E: Nicole@Ncommercial.com



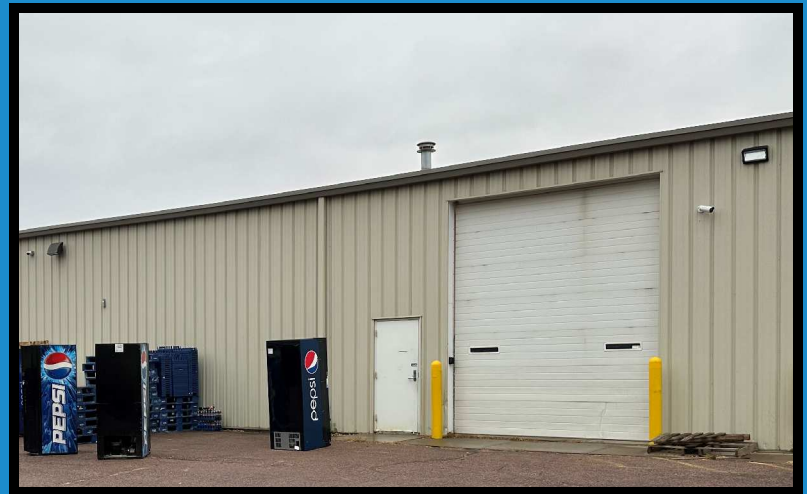
**Center Space - Front Drive in Door 14'**



**Pylon Signage - Lyons Ave**



**Interior View from Mezzanine**



**Rear 14' Drive in Door**

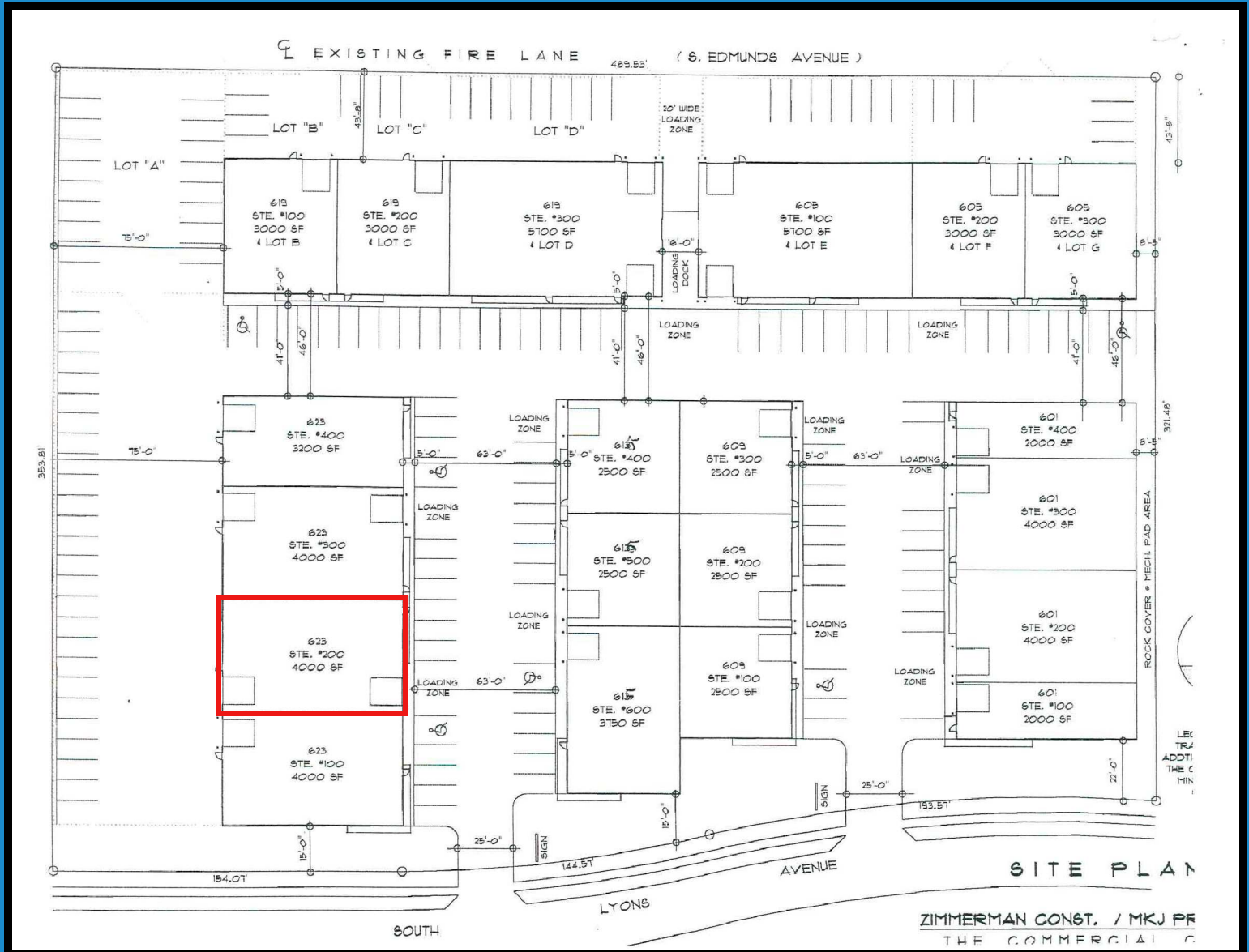
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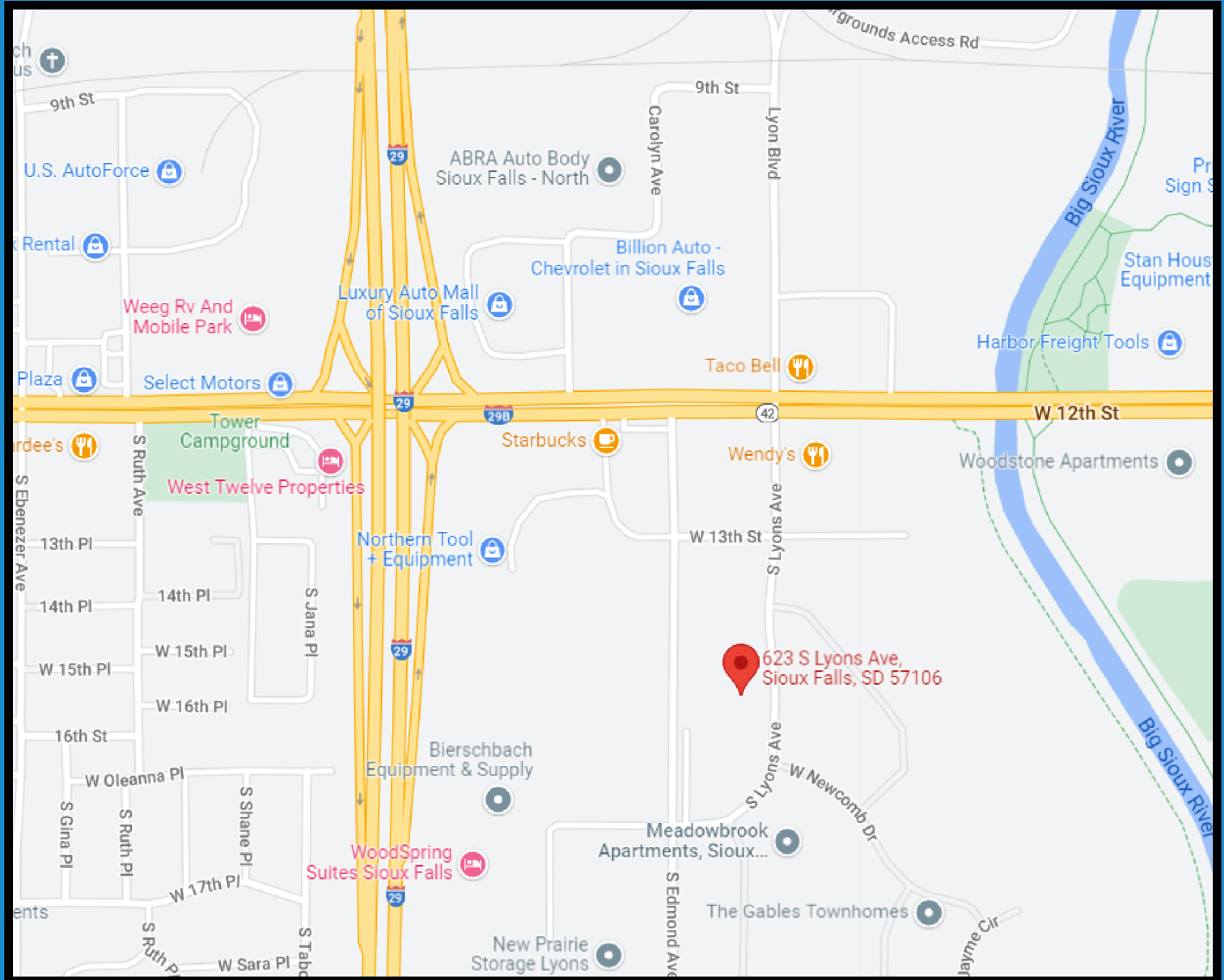


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