



PRICE:
\$2,150,000

SIZE:

- Main Building - 22,486 Sq Ft
- Modular Building - 1,792 Sq Ft
- Lot Size - 1.25 Acres (54,270 Sq Ft)

YEAR BUILT:

- 1968

ZONING:

- RA-1

TAXES:

- 2022 = \$793.88

DESCRIPTION:

Currently used as a church and pre-school, and was previously Sioux Falls Lutheran School for many years. Institutional grade construction, full gymnasium used as their sanctuary can seat over 300, spacious classrooms on 2 levels and a modular building in back parking lot. Modular building has heat and A/C with two large rooms, but no plumbing. This property is a good fit for a variety of uses and has been well maintained: updated hot water boiler and recently updated roof.

FEATURES:

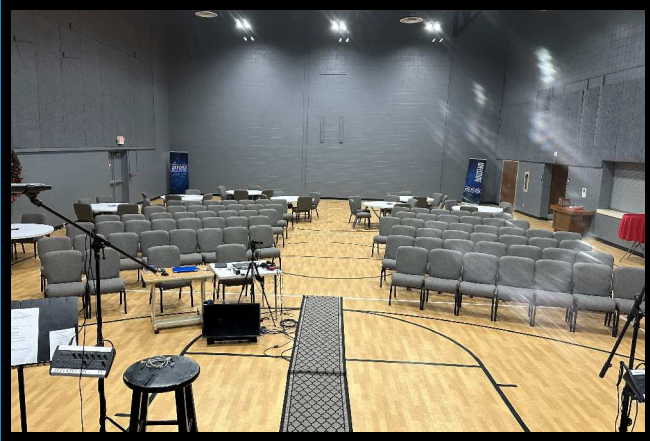
- Sanctuary with seating for 300 +/-
- Beautiful, covered drop-off canopy
- 6 Classrooms on each level
- Sprinkler System, Fire Alarms & Security Cameras
- Full kitchen with commercial components
- 45 + parking spaces
- ADA Safety: Ramped Entrance, ADA Restrooms & Elevator

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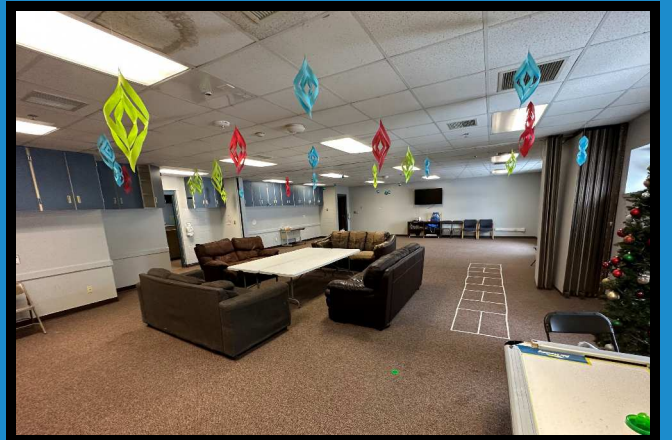
Comfortable Layout 126 seating



Sanctuary view back to front



Kitchen off Sanctuary



Classroom with dividers



Example upstairs classroom



Modular building in back parking lot

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