## FOR SALE \$1,900,000.00











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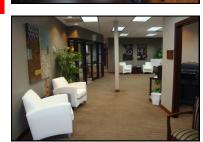
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## **5000 S MINNESOTA AVENUE** SIOUX FALLS, SD 57108

- ♦ 24,000 SQUARE FEET ON 3 **FLOORS**
- ♦ HIGHLY DESIRABLE OFFICE BUILDING IN THE SOUGHT AFTER SOUTH SIDE OF SIOUX FALLS
- ♦ CLOSE TO THE INTERSTATE, OFFICE PARKS, RETAIL SHOPS AND HIGH END RESIDENTIAL
- GREAT NATURAL LIGHT THROUGHOUT
- ELEVATOR ٠
- 2ND FLOOR FF & E NEGOTIABLE 

  LOCATED JUST ONE BLOCK
- STORAGE IN LOWER LEVEL OR COULD BE CONVERTED BACK TO UNDERGROUND PARKING

- ♦ SECURE ACCESS BUILDING WITH KEY FOB ACCESS AFTER HOURS
- ♦ LIT MONUMENT SIGN
- NEW SHINGLES AND GUTTERS IN 2016
- ♦ ZONED OFFICE
- FRONT AND REAR PARKING
- SPRINKLERED LAWN
- GREAT OWNER OCCUPANT **OPPORTUNITY!**
- FROM 57TH ST AND MINNESOTA **AVENUE WITH COMBINED** TRAFFIC COUNTS OF 39,000 VEHICLES PER DAY







## REAL ESTATE. FOR REAL.