

FOR SALE \$1,900,000.00



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
- ◆ 2ND FLOOR FF & E NEGOTIABLE
- ◆ 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!
- ◆ LOCATED JUST ONE BLOCK FROM 57TH ST AND MINNESOTA AVENUE WITH COMBINED TRAFFIC COUNTS OF 39,000 VEHICLES PER DAY



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