



CAROLYN AVENUE SALON

CARLOYN AVE + 41ST STREET

STAND ALONE BUILDING READY FOR TURNKEY SALON

3209 South Carolyn Avenue | Sioux Falls, SD 57106



SIZE

1,200 sqft



PRICE

\$1,500 / month
(Gross + Utilities)



LOCATION

Located at 41st Street & Carolyn Avenue near the Empire Mall with Interstate 29 signage visibility.



LAYOUT

Four salon booths, two hair washing sinks, open area, office + restroom.
Brand new roof and siding in 2026.



AREA TENANTS

Foot Surgical Center, Window Planet, Xtra Time Sports Bar, Comfort Suites, Fryn' Pan, Red Rock Inn and Off the Rack Bridal Gallery

Information deemed reliable but not guaranteed.



TYSDAL
COMMERCIAL

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Sioux Falls, South Dakota 57106
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The map displays the Sioux Falls, South Dakota area, highlighting major highways and streets. Key locations include:

- Highways:** I-90, I-29, I-205, I-59.
- Streets:** Minnesota Avenue, Western Avenue, Kiwanis Avenue, Louise Avenue, 33rd Street, 41st Street, 49th Street.
- Businesses:** Lowe's, Target, Walmart, Costco, Staples, Best Buy, Home Depot, and many others.
- Universities:** University of Sioux Falls, Augustana University.
- Other Landmarks:** Sanford Health, Kirklands Home, and various retail stores.

SITE PLAN

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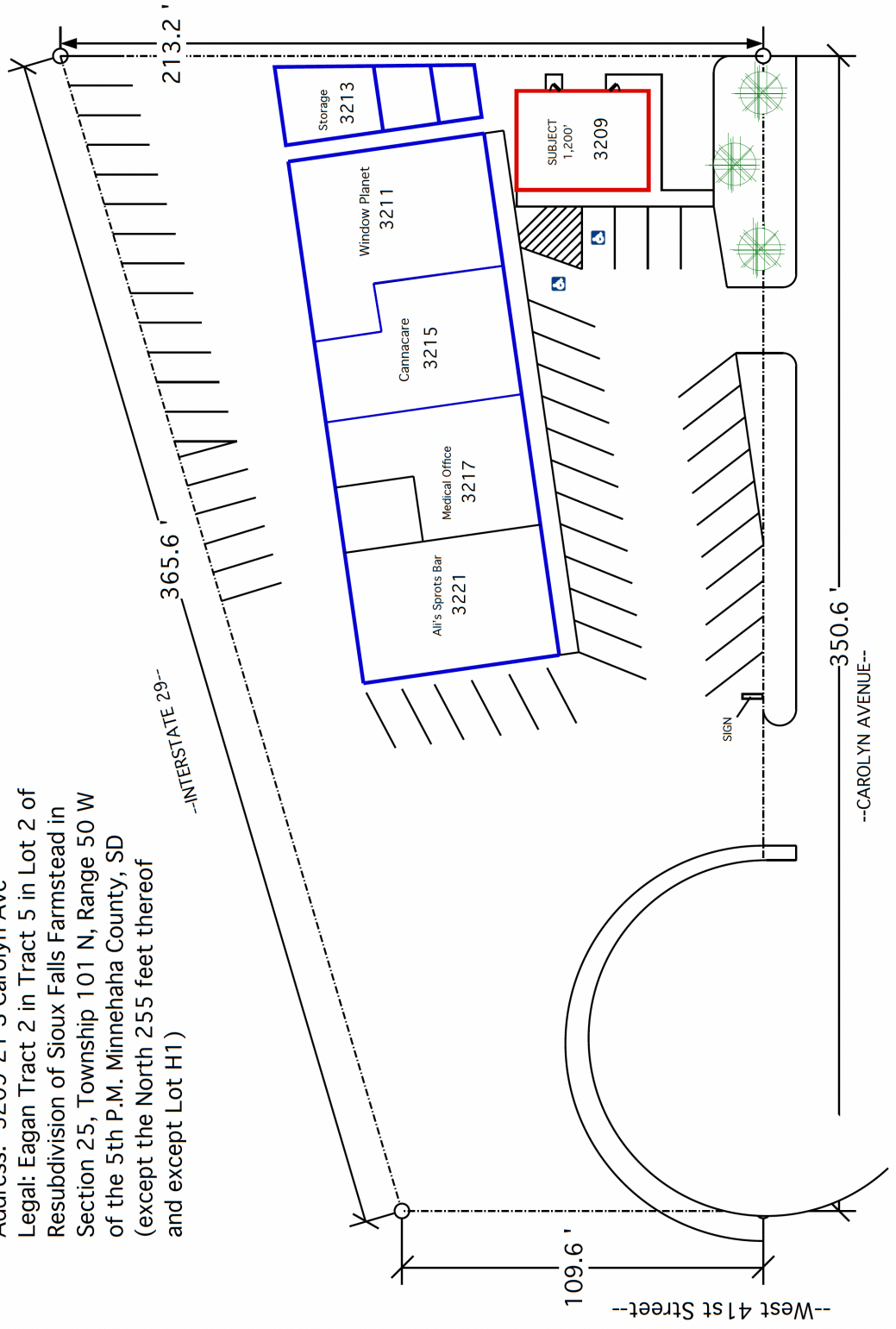
Scale: 1"=40'

Owner: Charles Gustafson

Address: 4300 W 41st

Address: 3209-21 S Carolyn Ave

Legal: Egan Tract 2 in Tract 5 in Lot 2 of
Resubdivision of Sioux Falls Farmstead in
Section 25, Township 101 N, Range 50 W
of the 5th P.M. Minnehaha County, SD
(except the North 255 feet thereof
and except Lot H1)



PHOTOS

