



FIRST AVE DOWNTOWN SIOUX FALLS

SINGLE-TENANT OFFICE / RETAIL PROPERTY

510 South First Avenue | Sioux Falls, SD 57104



SIZE

Main Level: 2,100 sqft
Lower Level: 2,100 sqft



PRICE

Main Level: \$18.00 psf (NNN)
Lower Level: \$9.00 psf (NNN)

Estimated NNN: \$6.00 psf



LOCATION

Site is located in Downtown Sioux Falls near First Avenue & 14th Street.



LAYOUT

Wide open floor plan on both floors. Both floors are plumbed for restrooms. Main floor has 12' ceilings; lower-level 9'4".



T.I.A

Landlord offering a \$90,000 Tenant Improvement Allowance with acceptable Lease terms.



AREA TENANTS

Ace Hardware, Sunshine Foods, Keloland, Midco, USPS, State Theatre, Avera, Great Outdoor Store, Washington Pavillion, and many more downtown retailers!

Information deemed reliable but not guaranteed.



TYSDAL
COMMERCIAL

7400 South Bitterroot Place
Sioux Falls, South Dakota 57108
TysdalCommercial.com



376-0127
ryan@tysdalcommercial.com

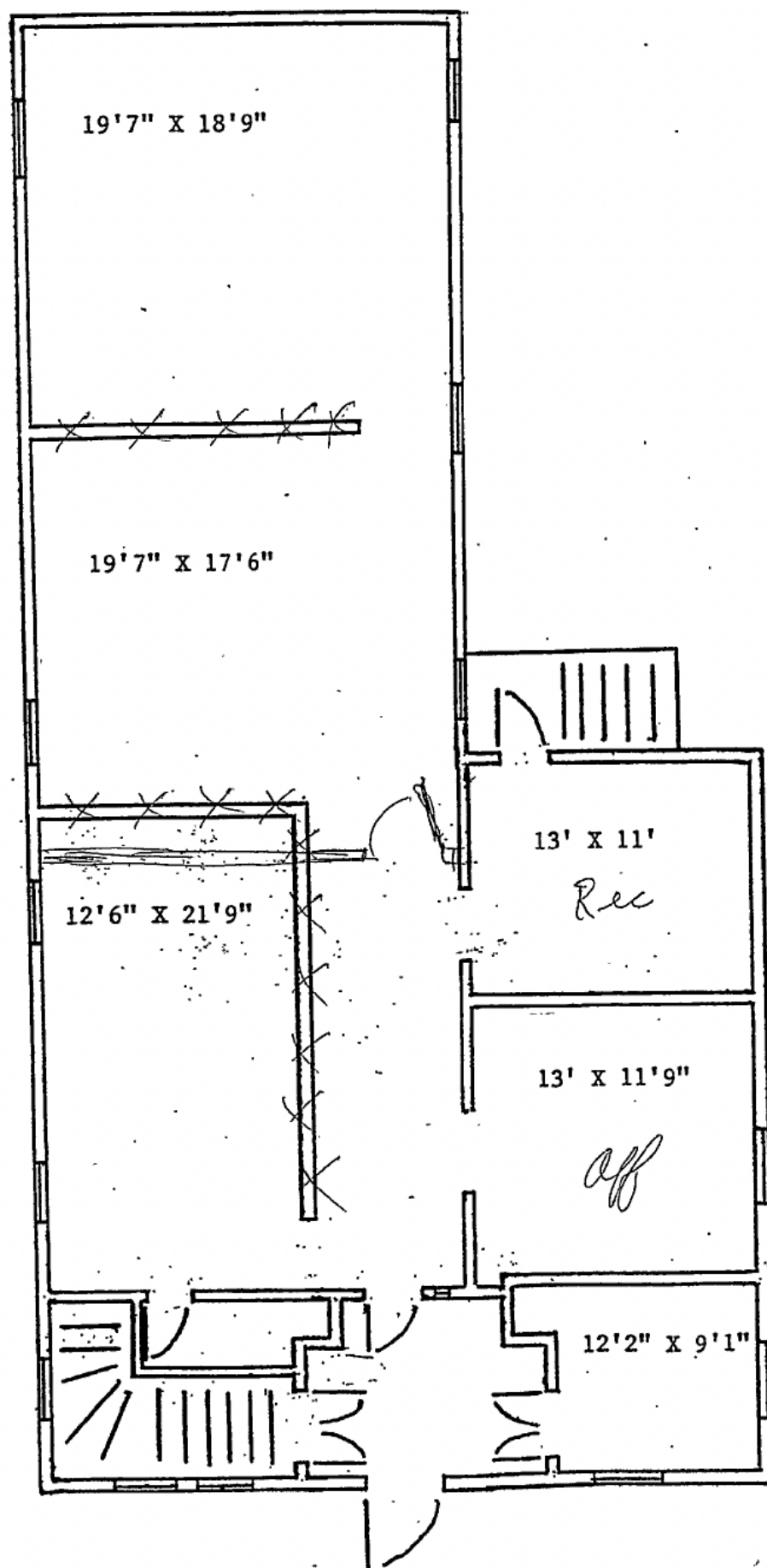
AREA MAP



PARCEL MAP



FLOOR PLAN - MAIN LEVEL



PHOTOS

