



WESTERN AVENUE OFFICE

41ST + WESTERN

SINGLE-TENANT OFFICE BUILDING FOR LEASE

3508 South Western Avenue | Sioux Falls, SD 57105



SIZE

1,296 sqft



PRICE

\$16.00 NN (Tenant to self-CAM)
2025 Taxes + Insurance = \$3.82 psf



LOCATION

High-profile location near 41st & Western. Site is surrounded by many large employers, retailers, and restaurants.



TRAFFIC

18,400 vpd



LAYOUT

The building is currently built out as a turn-key chiropractic office, with 3 offices/exam rooms, reception area, personal office, open area and restroom.



AREA TENANTS

Western Mall, Scheels, HuHot Mongolian Grill, Papa Murphy's, Nothing Bundt Cakes, Potbelly Sandwich Shop, Graham Tire Company, Pepper Jax Grill, Verizon, Qdoba, Montgomery's

Information deemed reliable but not guaranteed.

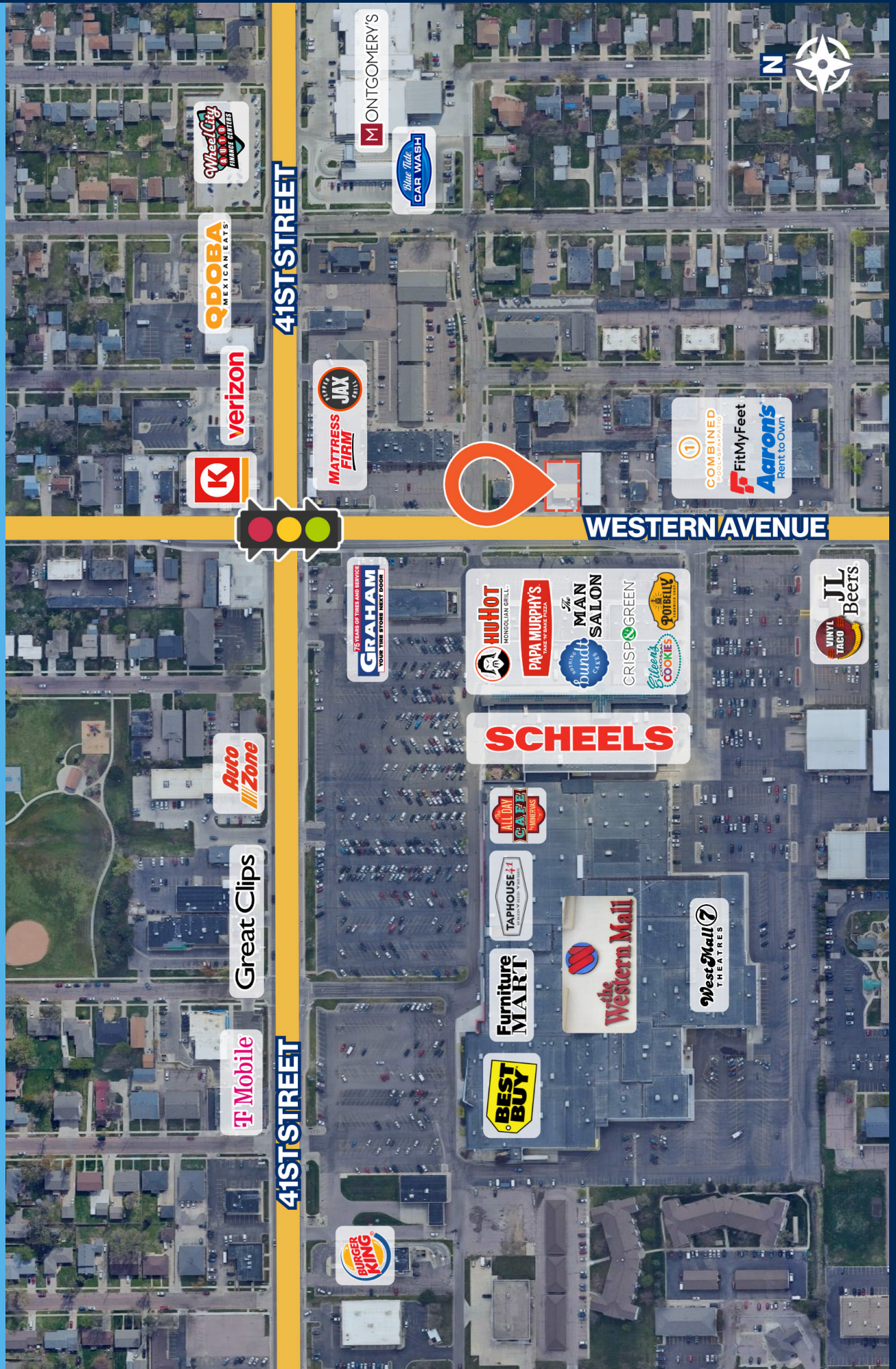


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AREA MAP



SITE OVERVIEW



PHOTOS

