



# LYONS SHOP

## WEST 12TH + I-29

### CLEAN SHOP CONDO FOR SALE

605 South Lyons Avenue, Suite 100 | Sioux Falls, SD 57106



#### SIZE

5,700 sqft



#### PRICE

\$595,000



#### DETAILS

- 16' sidewalls
- 2 12'x14' overhead doors front & back
- 2 walk-in doors front & back
- 1 shop restroom
- 1 office restroom
- Heated shop
- A/C in office
- Large ceiling fans in shop area
- Entire building is sprinkled
- Floor drain in shop
- Concrete sidewalk in front of building
- Asphalt parking lot



#### LOCATION

Great shop condo located at West 12th Street and Lyons Avenue, with close proximity to Interstate 29.



#### AREA TENANTS

Northern Tool, Billion Auto, Luxury Auto Mall, Wendy's, Taco Bell, Starbucks, ABRA, The Keg, Harbor Freight, Bierschbach Equipment & Supply

Information deemed reliable but not guaranteed.

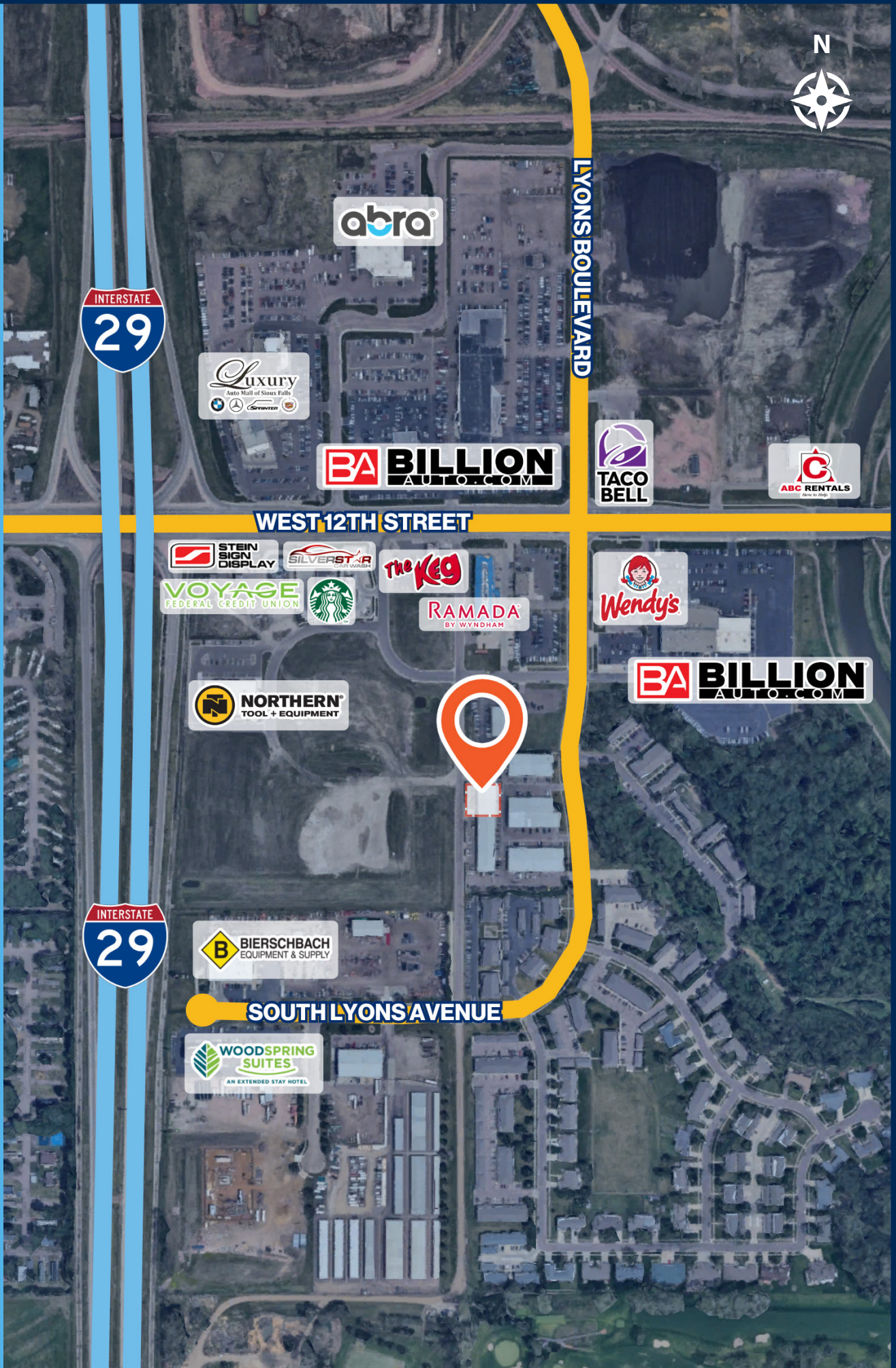


7400 South Bitterroot Place  
Sioux Falls, South Dakota 57108

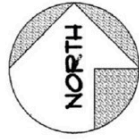
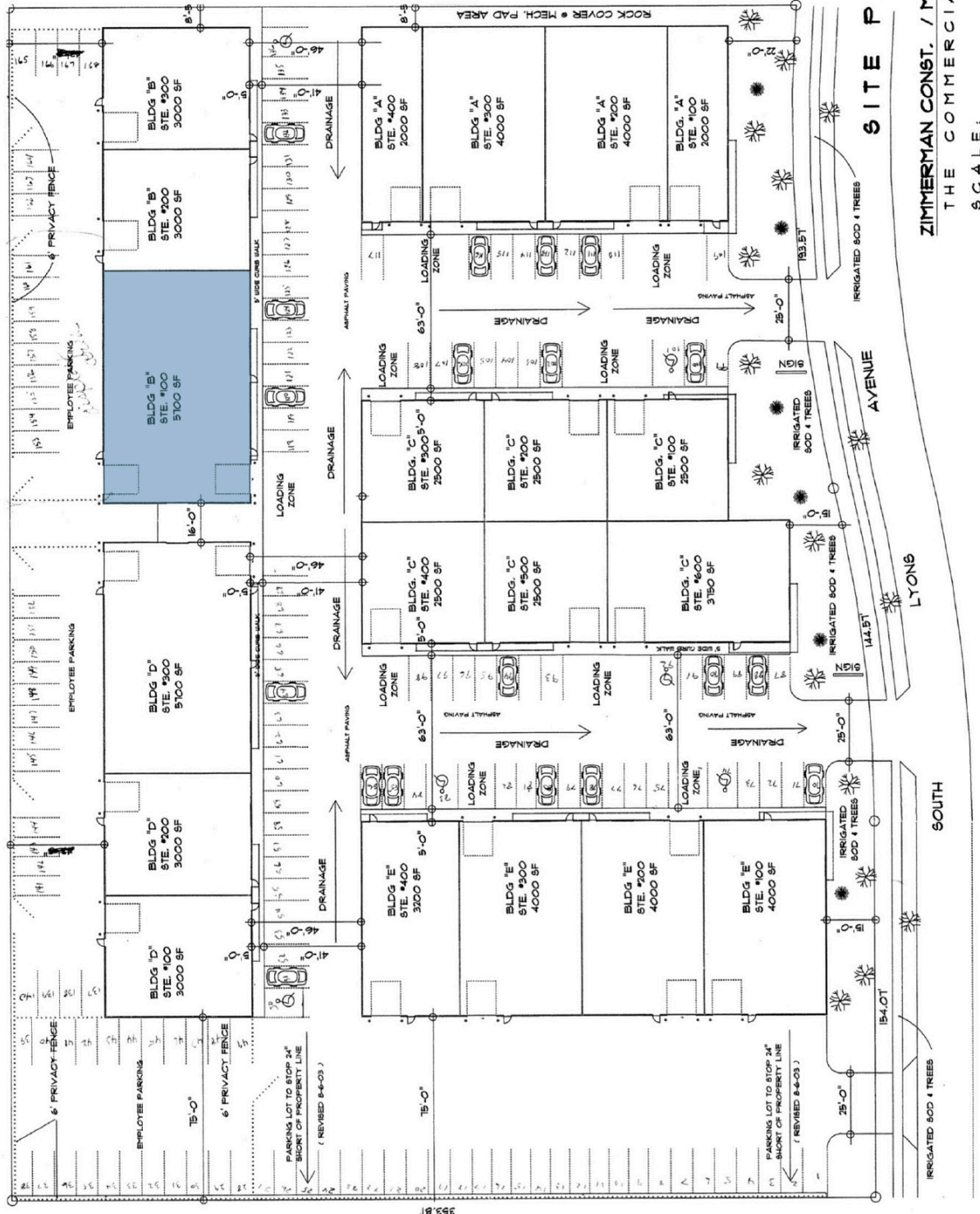


**605.376.0127**  
ryan@tysdalcommercial.com

# AREA MAP



# SITE PLAN



LEGAL DESCRIPTION:  
TRACT T, RIVER RUN  
ADDITION, AN ADDITION TO  
THE CITY OF SIOUX FALLS  
MINNEHAHA COUNTY,  
SOUTH DAKOTA

## SITE PLAN

ZIMMERMAN CONST. / MKJ PROPERTIES  
THE COMMERCIAL CENTER

SCALE: 1" = 30.0'

# PHOTOS

