



Asbury Plaza- For Sale or Lease

524 N Sycamore Ave Sioux Falls, SD, 57110



For Lease or Sale. Seller financing is available.

Built in 2006 this professional office building is available for sale or lease. Most office furniture and cubicles are available for sale or lease. Ample parking. New roof in 2018. Attractive brick facade. Shared restrooms. Coffee/Wet Bar in Suites 1 and 3.

Suite 1: 1,957 SF. \$2,650 Gross plus prorated utilities. Two offices, conference room and storage area along with open work space. Some office furniture available for use.

Suite 2: Leased. Potential buyers are encouraged to inquire about income amounts.

Suite 3: 381 SF. \$585 Gross plus prorated utilities. Open work space with coffee/wet bar. Large windows with great natural light. Separate entrance on side of building.

For Sale - 3,504 SF (\$148/SF)=\$520,000 Great owner occupancy situation with additional income and opportunity to grow into the rest of the space.

SALE/LEASE

Price

\$520,000

Addl. Pricing: Prorated Utilities Suite

Details

Type: Business Opportunity, Office, Investment

Space Available: 381 to 1,957 SF

Available: April 2019

Year Built: 2006

Stories: 1

Parking: On Site, Paved

Road Surface: Concrete, Concrete

•For Lease Suite 1: \$2,650 Suite 3: \$585

•For Sale - 3,504 SF

•Lease one or both suites

•coffee/wet bar

•Attractive brick facade

•New roof in 2018

•Ample parking

•Traffic Count: 8,100



Kirby Proehl

5735 E 41st Street
Sioux Falls, SD 57110
Cell: 605-366-8030
Fax: 605-371-1560
kirby@harr-lemme.com



Paul Gourley

5735 E 41st Street
Sioux Falls, SD 57110
Cell: 605-359-1968 Cell/Text
Fax: 605-371-1560
phgourley@gmail.com

Information deemed reliable but not guaranteed

Additional Photos



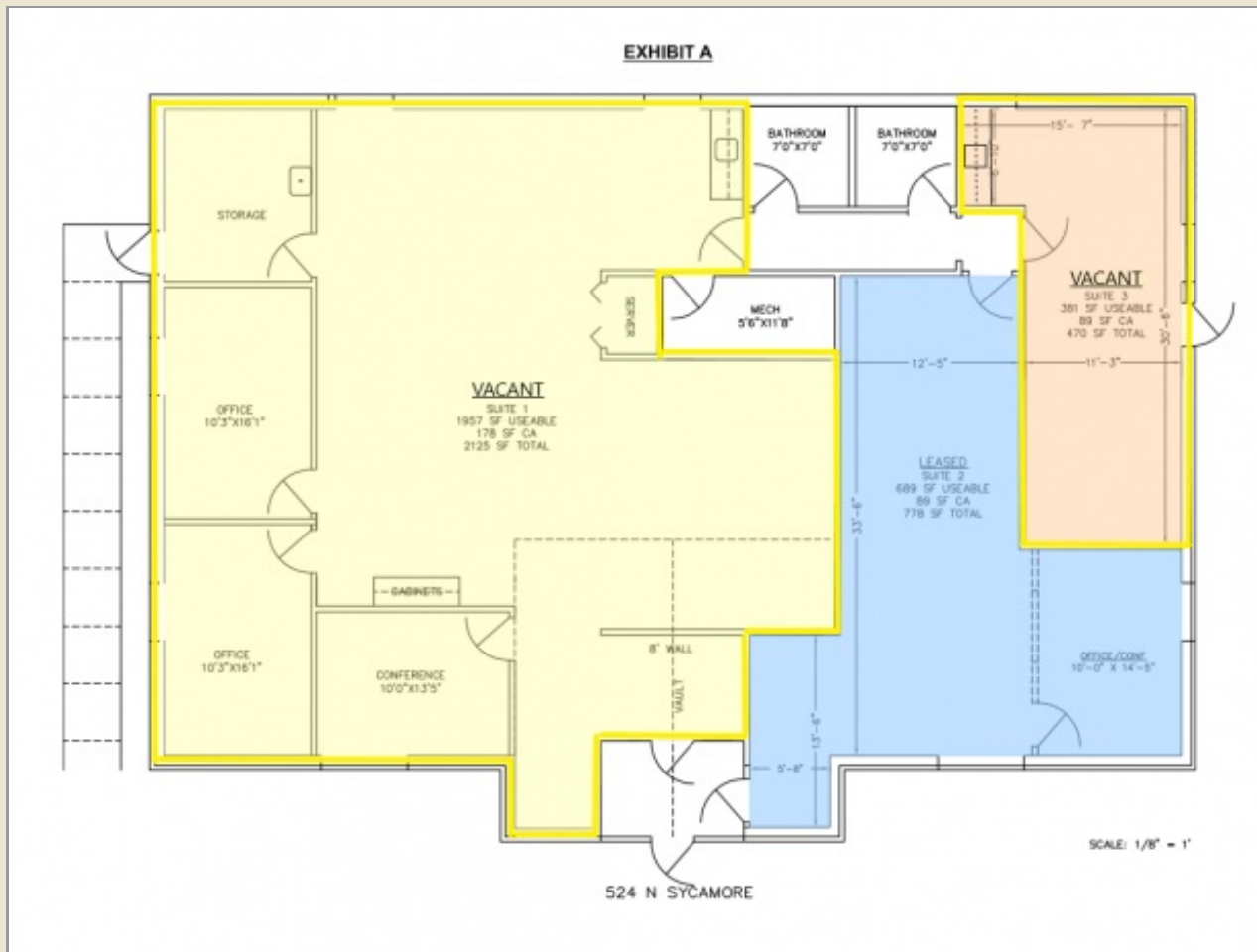
Information deemed reliable but not guaranteed

Location Maps



Information deemed reliable but not guaranteed

Floor Plan



Information deemed reliable but not guaranteed