

Beautiful Office Building For Sale!

100 N Krohn Place Sioux Falls, SD, 57103



10th Street Frontage! New curb cut and parking lot!

- Spacious accounting office areas
- Natural light throughout
- Exterior balcony facing 10th Street
- 10th St frontage with 23,800 cars per day; shared parking
- Approximately 5,000 SF available per floor
- Elevator and three staircase access options
- Dedicated Fiber optics line
- Direct access off of 10th Street to be completed
- Newer men's and ladies restrooms
- One bathroom includes shower
- Complete interior repainted just completed
- Upgraded security system
 - o Motion detectors
 - o Video cameras monitored entrances
 - o Key fobbed interior door system
 - o Tele-entry system for secure building access
- Upgraded LED interior light fixtures
- Sprinkler system
- New kitchenette and restroom in second floor conference room
- New audio system; Possible signage on 10th Street
- HVAC recently inspected and up to code
- Smoke and fire monitoring system recently upgraded and inspected

FOR SALE

Price

\$985,000

Addl. Pricing: Some lease income (contact broker)

Details

Type: Business Opportunity, Office, Investment

Space Available: 15,000 SF

Lot / Land Area: 39,285

Available: Negotiable

Zoning: Office

Taxes: 15,500

Traffic Counts: 23,800

Year Built: 1921

Stories: 3

Parking Capacity: 51+

Construction: Masonry

Floors: Carpet, Ceramic

Roof: Composition

Heat: Central

Heat Source: Natural Gas

Air Conditioning: Central

Loading: None

Services: Sanitation Sewer, Natural Gas, Curb/Gutter, Bus, City Water

Safety Features: Sprinkler, Fire Alarm, Security System, Smoke Detector, Exterior Lighting

Terms: Cash

Possession: Negotiable

Road Surface: Concrete, Asphalt, Concrete, Asphalt

Disability Access: Ramped Entrance, Handicapped Parking, Level Lot

Sale Includes: Building(s), Land

Amenities: Elevator

Disclosure: Information Deemed...

Information deemed Reliable but not Guaranteed



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Information deemed reliable but not guaranteed

Additional Photos



Information deemed reliable but not guaranteed