



## Elkjer Square - 41st Street - Suite 106

2310 W 41st St Sioux Falls, SD, 57105

**FOR LEASE**

### Price

\$3,000 / Month

**Add. Pricing:** Gross Includes all utilities!

### Details

**Type:** Other, Retail, Office

**Utilities:**

**Baths:** 1

26,100 Traffic Count

Monument Signage

Ample Parking

Prime Shopping Location

Includes Utilities (Gas, Electric, Water, Taxes, Insurance, Common area maintenance)



Office or Retail opportunity on 41st Street across from Best Buy. Located at a stop-light intersection in a prime shopping location with a traffic count of 26,100 cars per day.

Suite 106 is 2,445 square feet with a front desk/reception area and private office. Ample square footage beyond that for storage or to be built out. Suite has a bathroom and back door as well. Monument signage available on 41st Street and ample parking.

This suite is an end-cap of Elkjer Square. Co-tenants included: Inca Mexican Restaurant, Blessed Door Upscale Furniture Consignment, and Great Clips. Area tenants include Caribou Coffee & Einstein Bros, Best Buy, Western Mall, All Day Cafe, and many more.

\$3,000/Month Gross \*Includes Utilities\* (water, garbage, electricity and gas as well as insurance, taxes, and common area maintenance)

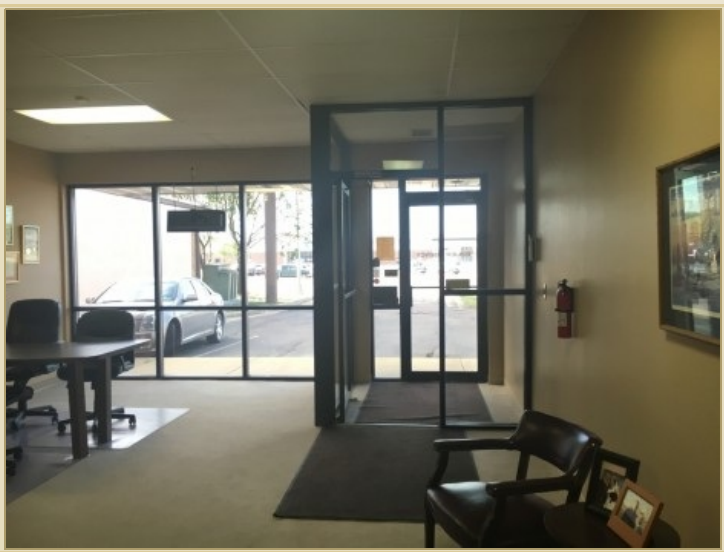


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Information deemed reliable but not guaranteed

# Additional Photos



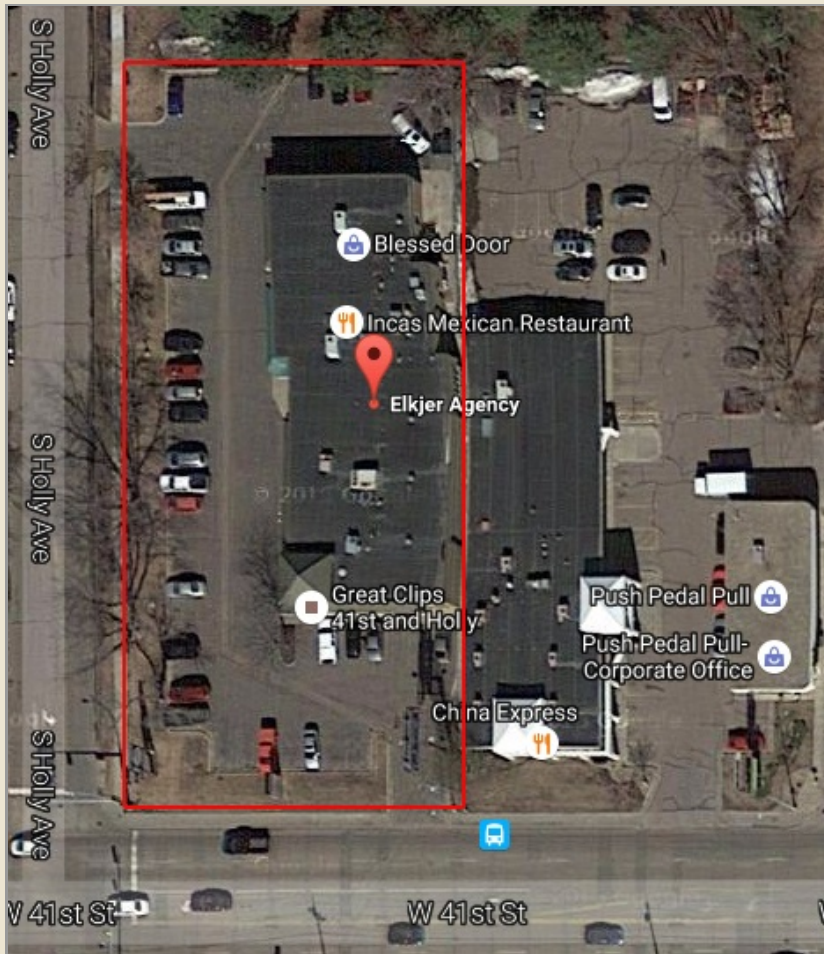
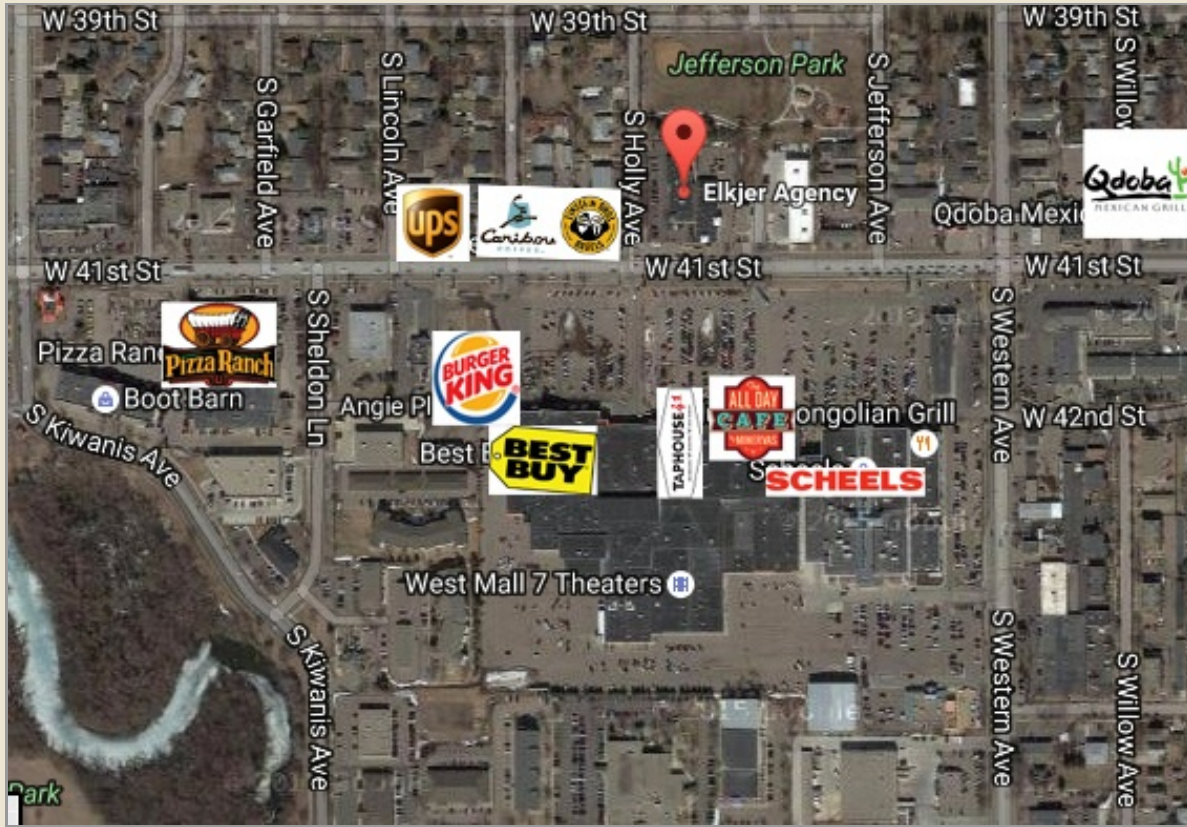
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# Floorplan



Information deemed reliable but not guaranteed

# Location



Information deemed reliable but not guaranteed