

## Elkjer Square - 41st Street - Suite 106

2310 W 41st St Sioux Falls, SD, 57105



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 front desk/reception area and a 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.

2,445 SF | 14.50 PSF | Fixed NNN \$4.15 Includes Utilities (water, garbage, electricity and gas as well as insurance, taxes, and common area maintenance)  $\$14.50 \times 2,445 \text{ sq ft} = \$35,452 / 12 = \$2,954$  per month.  $\$4.15 \times 2,445 \text{ sq ft} = \$10,152 / 12 = \$846$  per month. Total \$3,800/month.

## FOR LEASE

### Price

\$14.50 / Square Foot

**Addl. Pricing:** Fixed NNN Includes Utilities \$4.15

### Details

**Type:** Other, Retail, Office

**Utilities:**

**Baths:** 1

26,100 Traffic Count

Monument Signage

Ample Parking

Prime Shopping Location

Fixed NNN at \$4.15

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

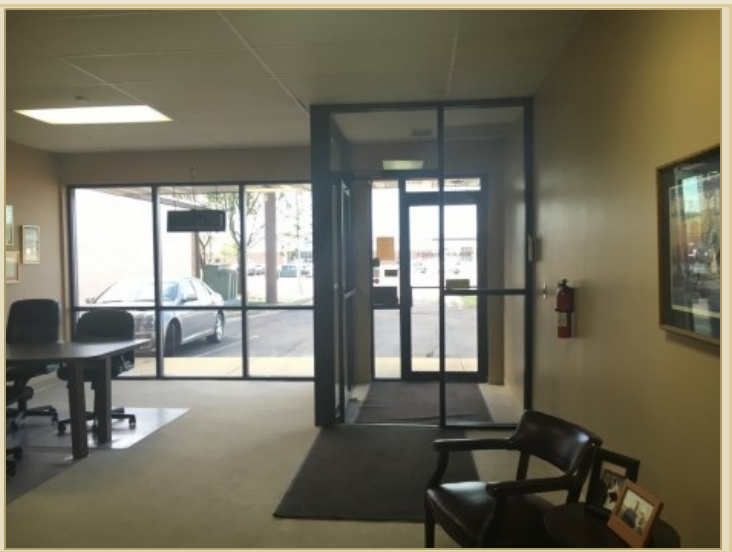


**Paul Gourley**

3408 S Sycamore Ave.  
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



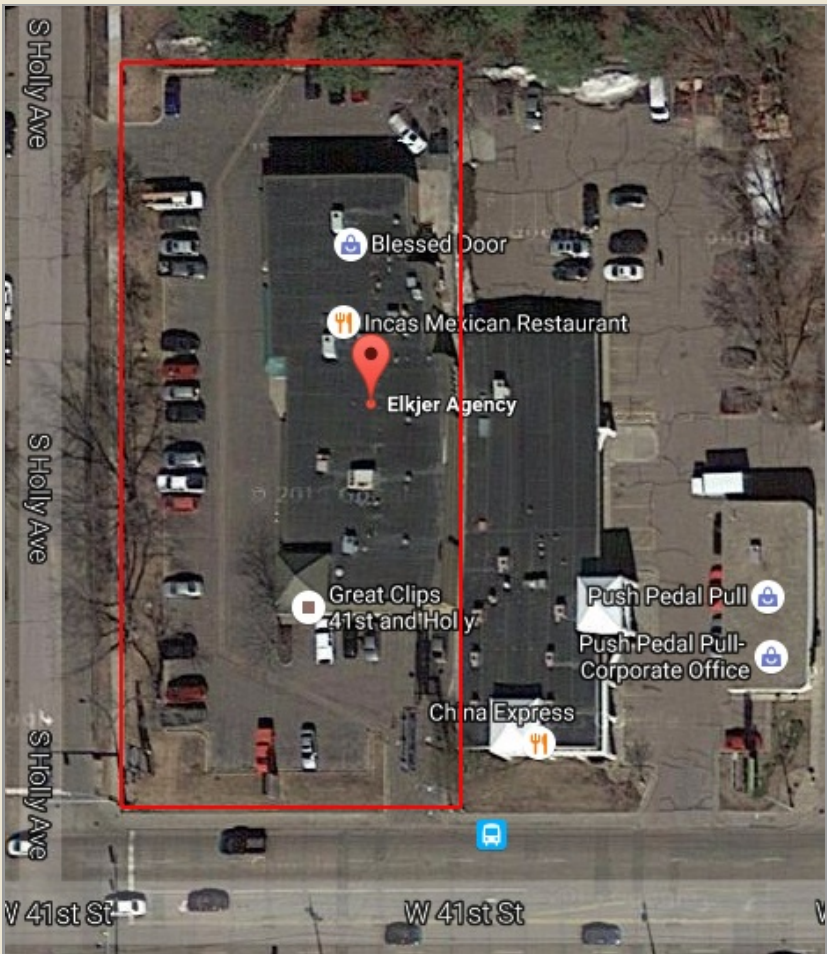
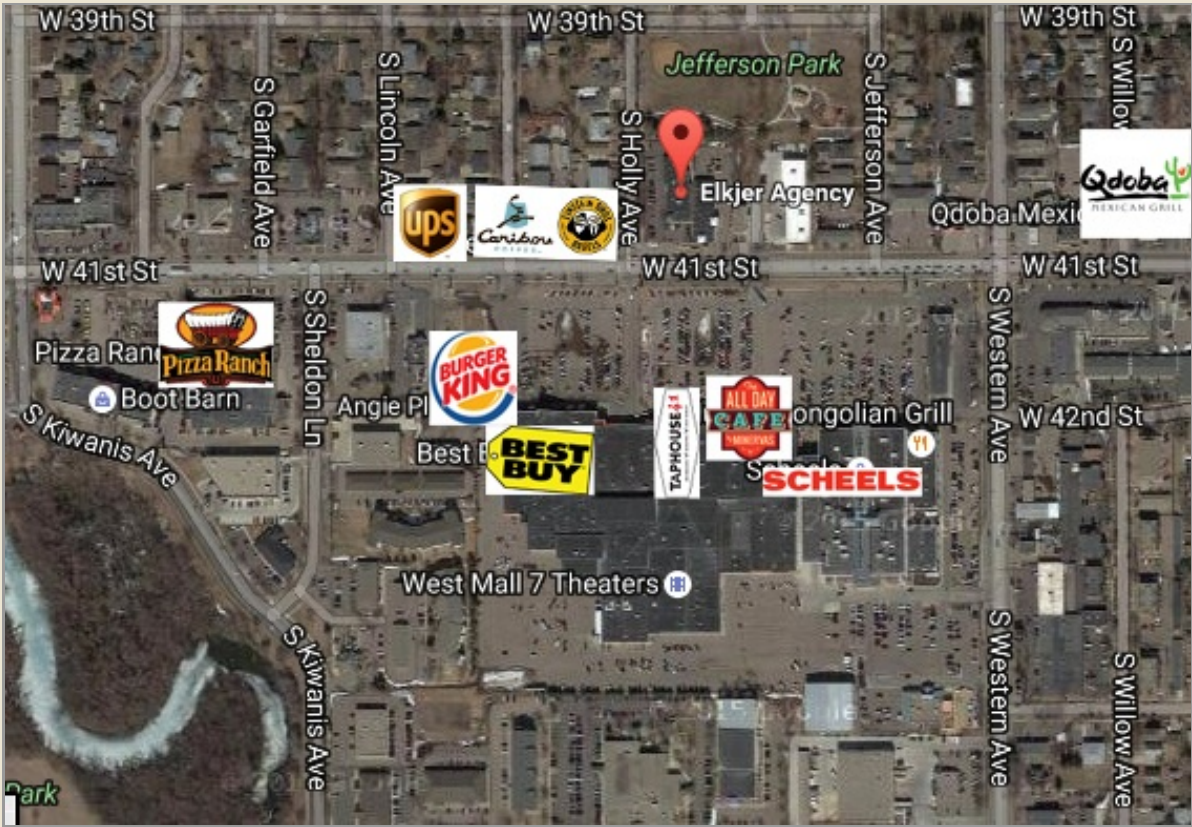
Information deemed reliable but not guaranteed

# Floorplan



Information deemed reliable but not guaranteed

# Location



Information deemed reliable but not guaranteed