

Guthrie Building 517 North Kiwanis Avenue - For Sale

517 North Kiwanis Sioux Falls, SD, 57104



High visibility warehouse/flex building for sale. Great access to anywhere in the city and I-29.

Perfect building for owner occupant

Total building is 16,188 +/- sq. ft. Land size is 39,867 sq. ft.

88,142 sq. ft. of additional land can be purchased at \$3.95 psf. Land cannot be purchased separately. See additional documents. Land located at 410 N. Harlem.

Building currently has income from a tenant in the west 6,000 sq. ft. of the building (month to month)

Includes two bathrooms & both in-floor and reznor heat in vacant space. One bathroom in leased space.

One 14 X 18 overhead door and three 10 X 12 overhead doors.

Information deemed reliable but not guaranteed.

FOR SALE

Price

\$960,000

Addl. Pricing: Also for lease

Details

Type: Office, Warehouse, Industrial, Investment

Space Available: 9,510 +/- sq. ft.

Lot / Land Area: 39,867

Available: Immediately

Zoning: C-2

Year Built: 1986

Stories: 1

Baths: 3+

No. Units: 2

Parking: On Site, Paved

Parking Capacity: 21-50

Construction: Tilt-up

Floors: Concrete

Roof: Metal

Heat: Unit Heater

Heat Source: Natural Gas

Air Conditioning: Office Only

Loading: Drive-In

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

Showing Instructions: Call Broker

Possession: Immediate

Access: Interstate One Mile, City Street

Road Surface: Asphalt, Asphalt



Kirby Proehl

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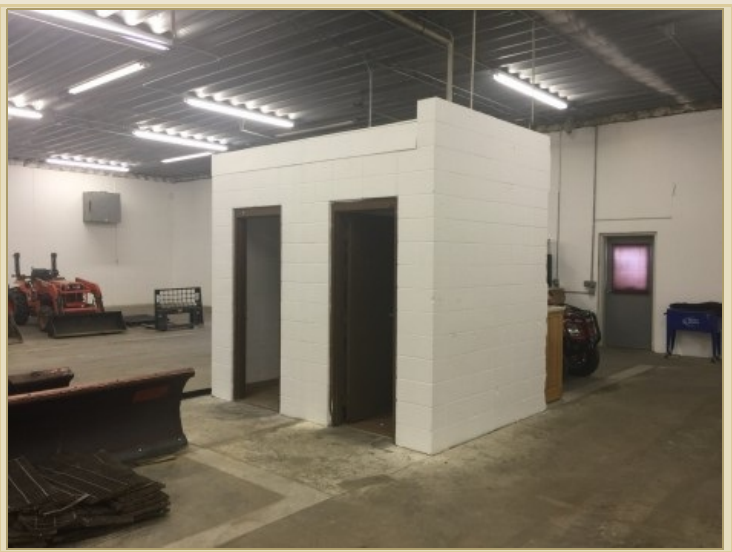


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Additional Photos



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