



# Guthrie Office Building---Under Contract

# FOR SALE

612/614 North Kiwanis Avenue Sioux Falls, SD, 57103



Great owner/occupant office building for sale at 612/614 North Kiwanis Ave.

1,800 SF building, two suites.

612 North Kiwanis is available for an owner/occupant. Suite has two offices, reception area, large breakroom/conference room and a bathroom.

614 North Kiwanis is leased to long term medical supply tenant. Tenant pays \$700 month plus gas and electric. Lease is month to month. Tenant has been there approximately 15 years.

## Price

\$169,900

**Addl. Pricing:**

## Details

**Type:** Office, Investment

**Space Available:** 1,800 SF

**Lot / Land Area:** 7,267 +/- sq. ft.

**Available:** Immediately

**Zoning:** Office

**Taxes:** \$2,635.53

**Year Built:** 1986

**Stories:** 1

**Baths:** 2

**No. Units:** 2

**Parking:** On Site, Paved

**Parking Capacity:** 6-10

**Construction:** Frame

**Floors:** Carpet, Vinyl

**Roof:** Composition

**Heat:** Central

**Heat Source:** Natural Gas

**Air Conditioning:** Central

**Terms:** Cash

**Showing Instructions:** Call Broker

**Possession:** Immediate, Negotiable

**Access:** City Street

**Road Surface:** Asphalt, Asphalt

**Disability Access:** Level Lot

**Sale Includes:** Building(s)

**Disclosure:** Information Deemed...

Information deemed Reliable but not Guaranteed



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# Additional Photos



Information deemed reliable but not guaranteed