

## Midway Ventures Building

500 N. Sycamore Avenue Sioux Falls, SD, 57110



Versatile property with great access & excellent visibility!  
Zoned C-2 (Neighborhood Commercial)  
Restaurant---Office---Retail---Daycare---Church---all allowed!  
Building area: minimum 3,797 SF maximum 5,409 SF  
Potential for 30+ parking spots & a drive thru window  
Building is sprinkled for fire protection  
Extensive monument signage  
6th Street to be connected to SD 100 in 2020  
Breakroom, ADA bathrooms, office area, 400 amp service

## FOR LEASE

### Price

\$14  
Addl. Pricing: NNN

### Details

**Type:** Retail, Business Opportunity, Office  
**Space Available:** 3,797  
**Lot / Land Area:** 1.06 acres  
**Available:** Negotiable  
**Zoning:** C2  
**Taxes:** 9,975  
**Utilities:** Tenant  
**Traffic Counts:** 16,400 VPD (2017)  
**Year Built:** 1998  
**Stories:** 1  
**Baths:** 2  
**Parking:** On Site  
**Parking Capacity:** 11-20  
**Construction:** Masonry  
**Floors:** Carpet, Tile, Concrete  
**Roof:** Shake  
**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, Exterior Lighting, Security Lighting, Fire Sprinkler System  
**Terms:** Cash  
**Showing Instructions:** Appointment Necessary, Call Broker  
**Possession:** Negotiable  
**Access:** City Street  
**Road Surface:** Concrete, Concrete  
**Disability Access:** Handicapped Parking, Level Lot, Level Drive  
**Lease Includes:** Building(s), Land  
**Disclosure:** Information Deemed...

Information deemed Reliable but not Guaranteed



**Brad Gullickson**

Information deemed reliable but not guaranteed

# Additional Photos



Information deemed reliable but not guaranteed



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