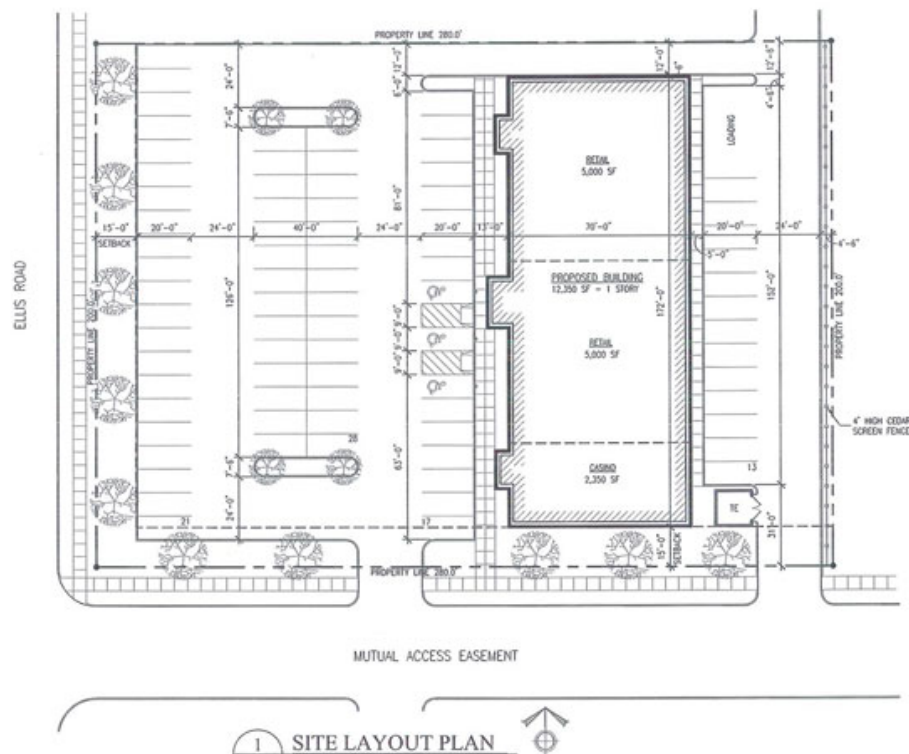


Sale or
Lease

41st and Ellis Road
Sioux Falls, SD



Regal Partners , LLC



Kirby Proehl

3408 S Sycamore Ave.
Sioux Falls, SD 57110
Cell: 605-366-8030
Fax: 605-371-1560
kirby@harr-lemme.com



Kent Huisken

3408 S Sycamore Ave.
Sioux Falls, SD 57110
Cell: 605-351-3525
Fax: 360-343-6236
Kent.Huisken@sio.midco.net

SqFt: 55

Price: \$7.50 psf sale price of land with acceptable lease back to Seller.

\$11.50 NNN Lease

Zoning: C-4

Available: Immediately

Taxes: TBD

Utilities: TBD

Insurance: TBD

Total Expenses: \$4.00 NNN est.

Commercial land in growing area. Sellers will sell the land with an agreement to lease back 2,500 sq. ft. back from Buyers or Sellers. Will lease space in new mall to your Tenants. Seller will use their 2500 sq. ft. space for a bar/casino.

Seller will build a strip mall and lease space for \$11.50 NNN to your client. Must have strip mall 60% leased to begin construction.

Very attractive sale price on the land and if you have the purchaser he will have an excellent Tenant in the Seller.

Fall 2009 completion is ideal for Seller.

Easements in place for access to the a lighted intersection to the north.

605.371.0332

www.harr-lemmecommercial.com

