

## Price Reduction- Heather Ridge Village Former Kosama Fitness Studio

**FOR LEASE**

6205 Old Village Place Sioux Falls, SD, 57108



Class A retail/office space. 4,029 square feet on the main floor and a full, unfinished basement for additional build, storage or additional retail space.

Currently built out as fitness studio.

Building tenants include McNally's Irish Pub, Faini Designs Jewelry Studio, Looks Meat Market, Country 'N More home goods store.

Two large in-suite restrooms with showers.

Ample on-site parking.

Main Level: 4,029 sqft x \$15.95 = \$5,355.21/month NNN

NNN Rate is \$5.95 x 4,029 sqft = \$1,998

\*2,750 sq. ft. in the basement is at no charge.

### Price

\$15.95 / Square Foot

**Addl. Pricing:** NNN

### Details

**Type:** Other, Retail, Office

**Zoning:** C-4

**Total EXP:** \$5.95 NNN

**Year Built:** 2005

**Stories:** 1

**Baths:** 2

**No. Units:** 6

**Parking:** On Site

**Parking Capacity:** 51+

**Floors:** Concrete

**Heat:** Central

**Heat Source:** Natural Gas

**Air Conditioning:** Central

**Showing Instructions:** Call Broker

**Possession:** Negotiable

**Access:** Interstate One Mile

4,029 sq. ft. on main level +/-

Full basement

Class A retail center

Two in-suite restrooms

Ample Parking



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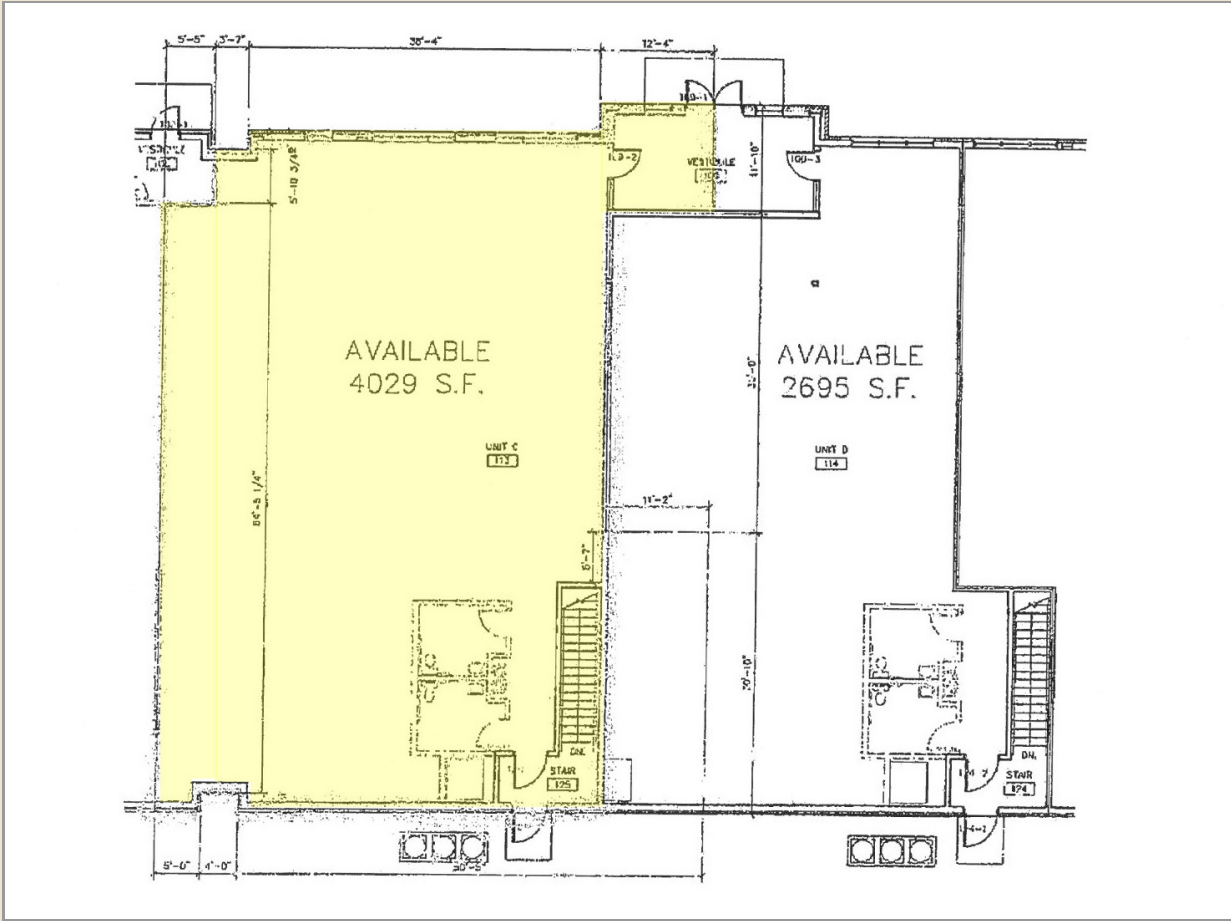
Information deemed reliable but not guaranteed

Additional Photos



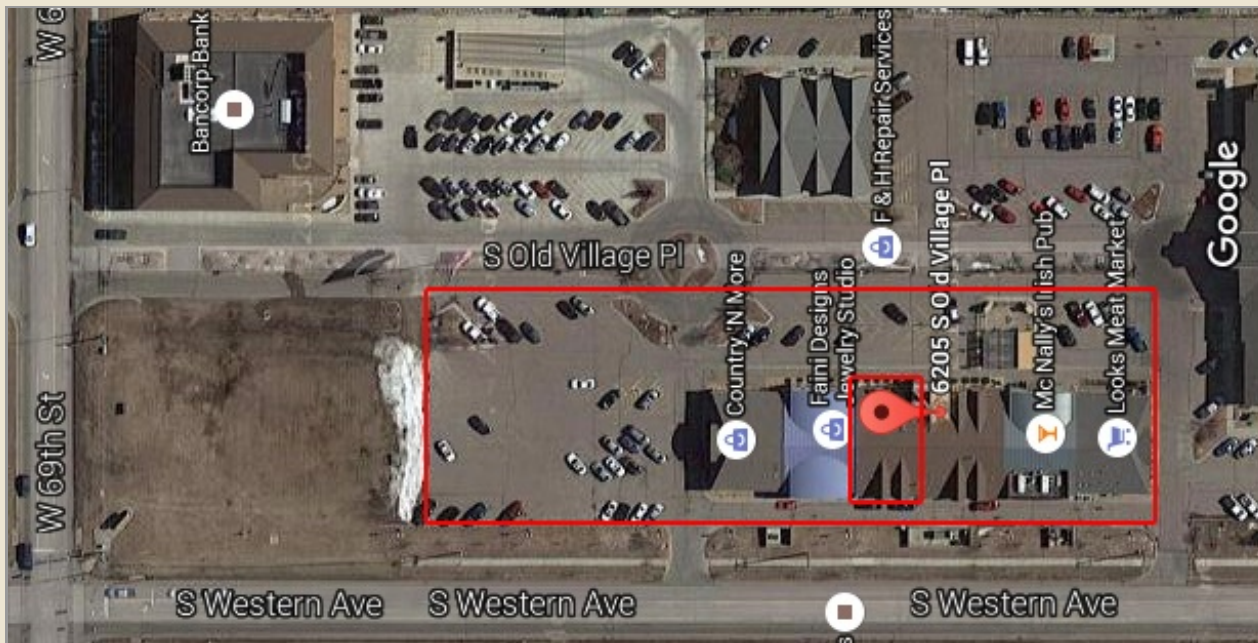
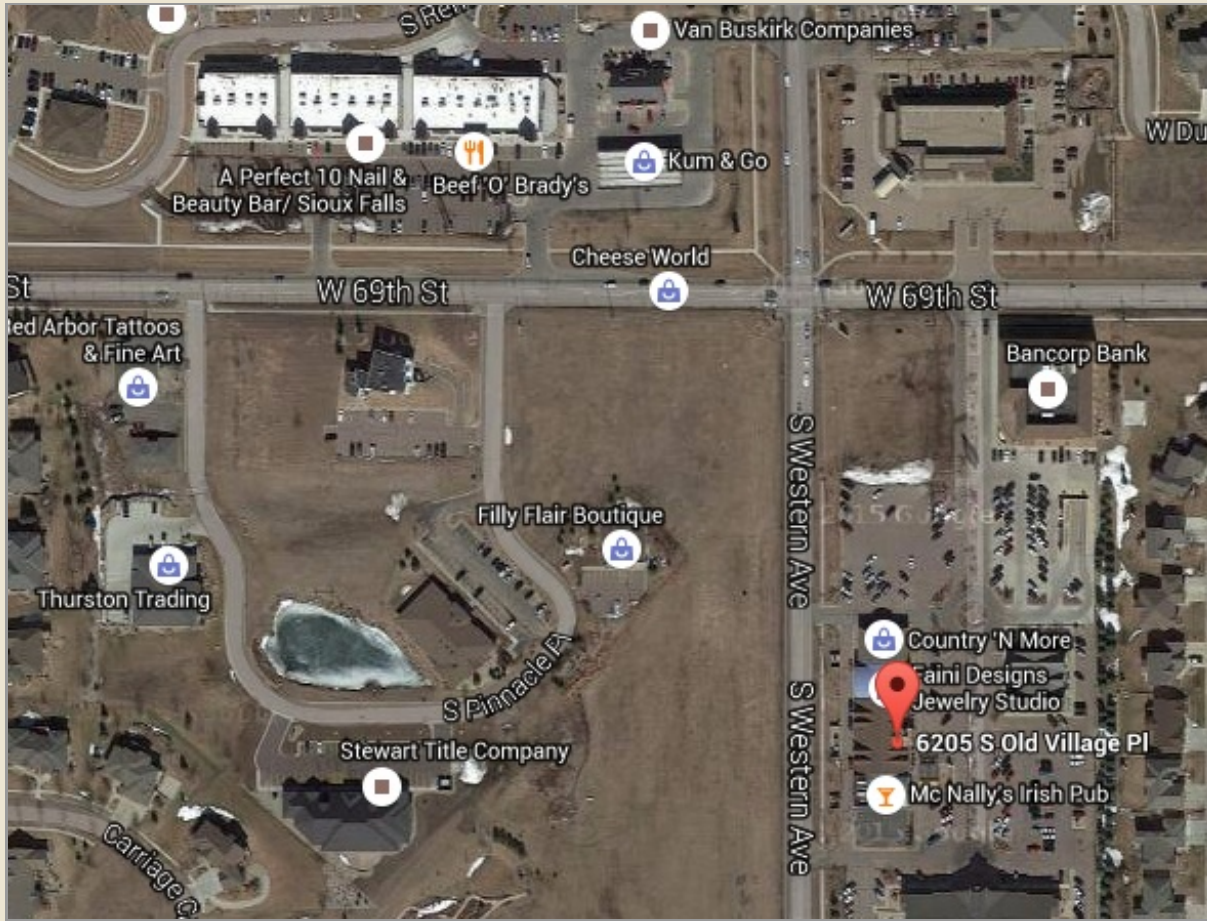
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# Floorplan



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# Location



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