

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



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



Paul Gourley
3408 S Sycamore Ave.
Sioux Falls, SD 57110
Cell: 605-359-1968 Cell/Text
Fax: 605-371-1560
phgourley@gmail.com

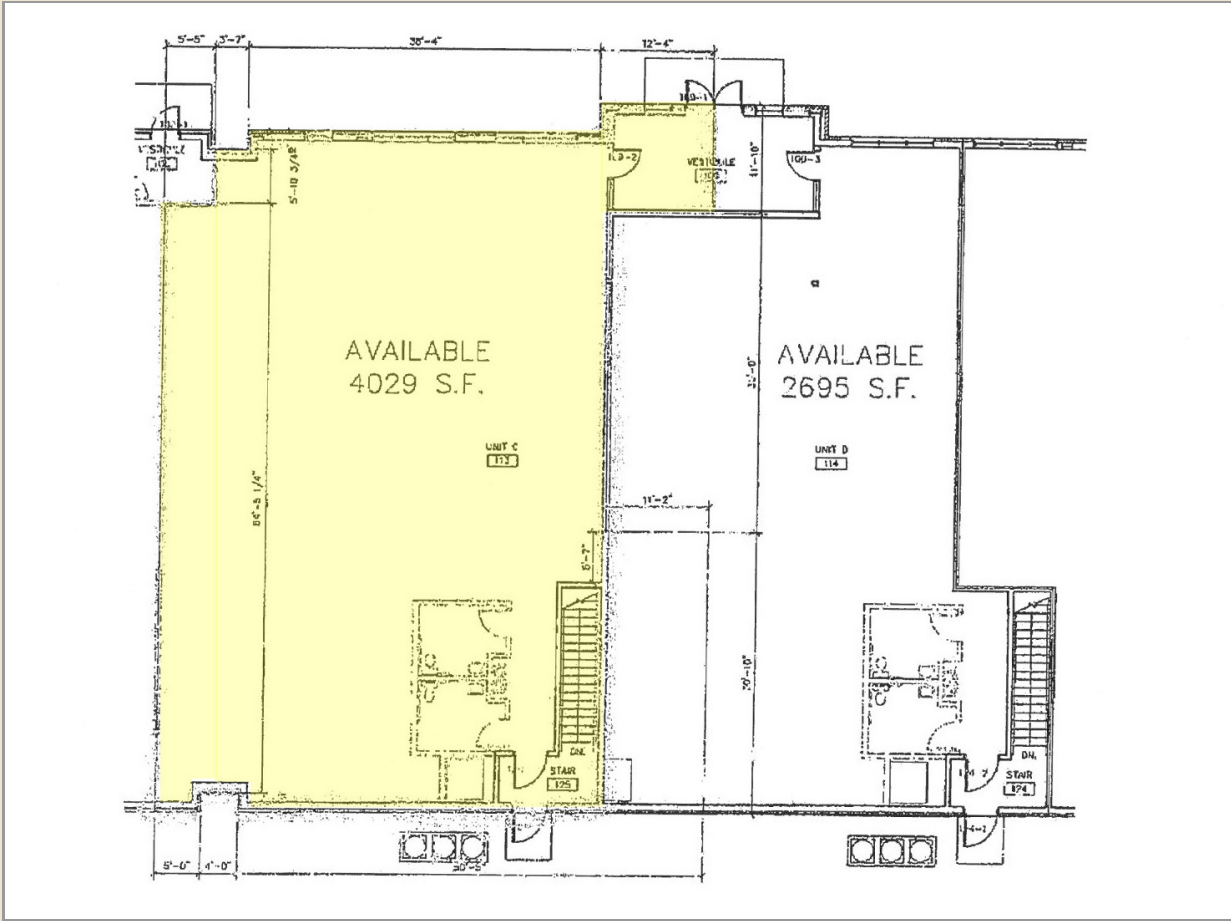
Information deemed reliable but not guaranteed

Additional Photos



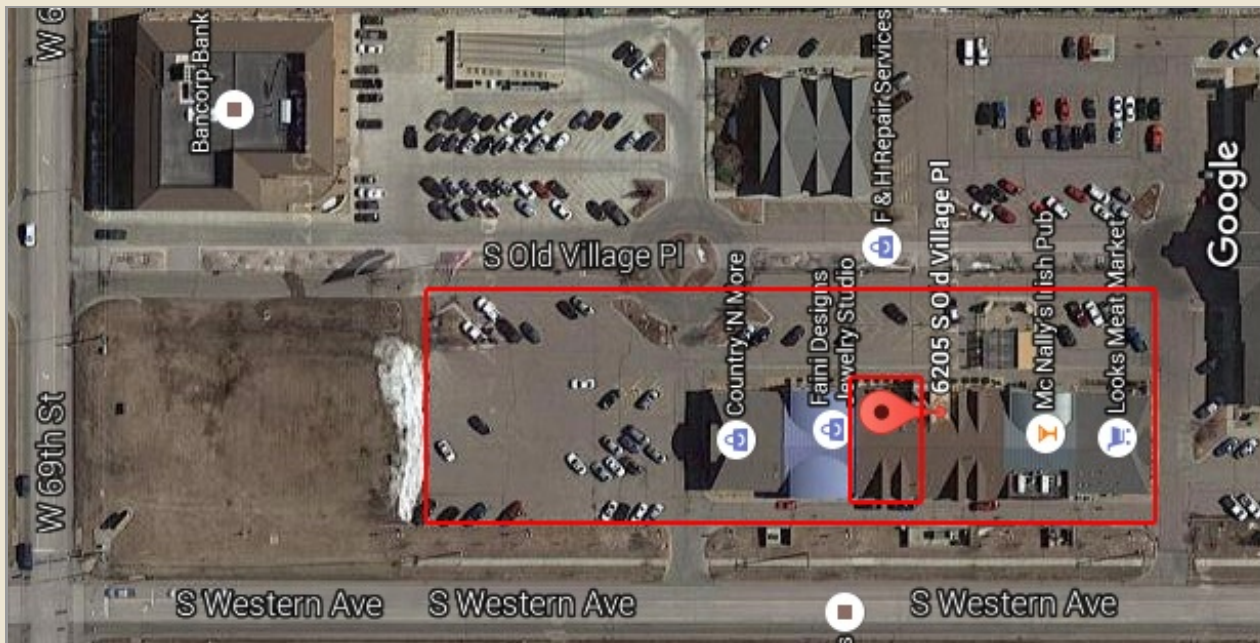
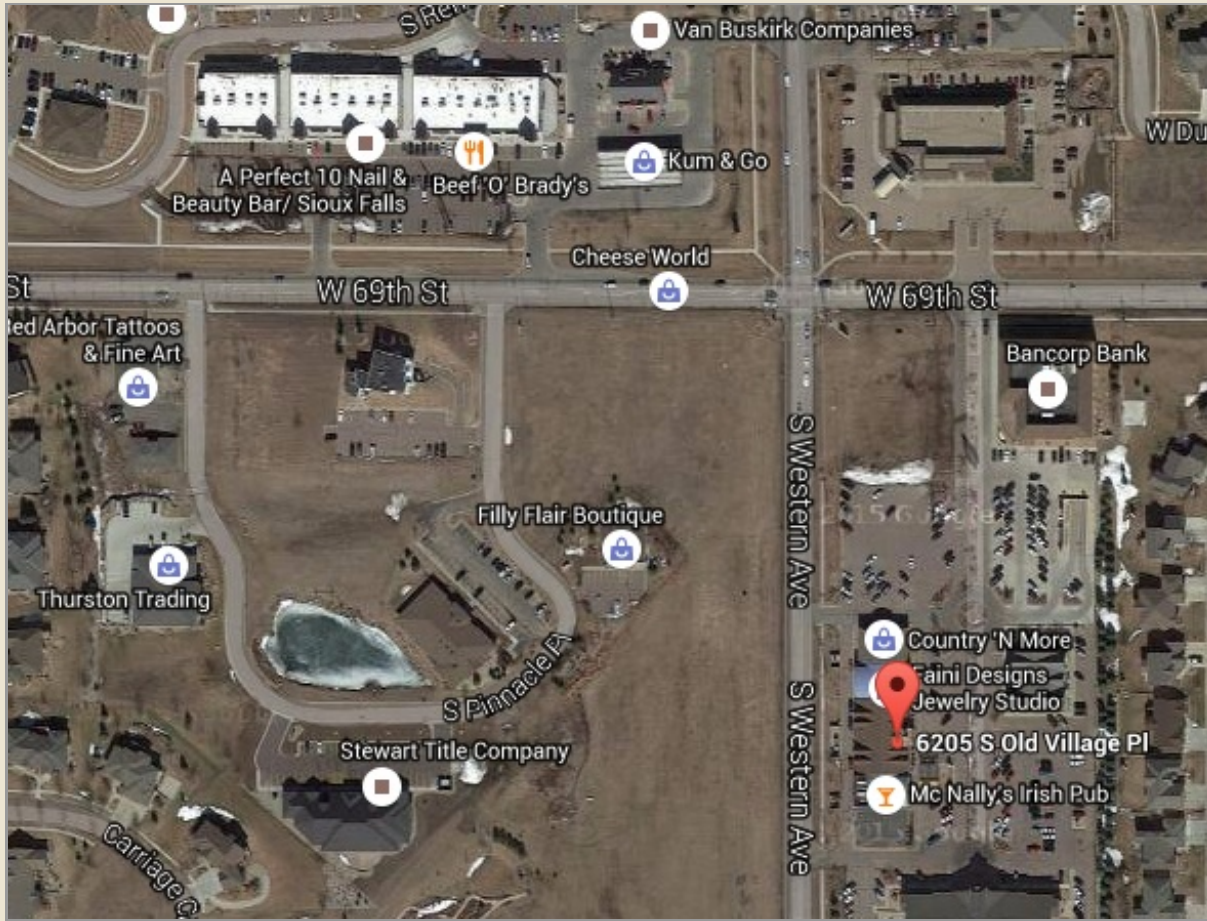
Information deemed reliable but not guaranteed

Floorplan



Information deemed reliable but not guaranteed

Location



Information deemed reliable but not guaranteed