

Regal Retail Building

41st and Ellis Road Sioux Falls, SD,



New retail center near the intersection of 41st and Ellis Road close to schools and a growing residential and commercial area.

\$16.00 psf NNN which includes a \$25.00 psf Tenant improvement allowance.

Land for sale at \$10.00 per square foot.

Property to be built and will be constructed similar to the structure in the marketing photo above.

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

Approximately 56,000 sq. ft. of land allows for plenty of parking.

Co-Listed with Raquel Blount at Lloyd Companies.

SALE/LEASE

Price

\$16 / Square Foot

Addl. Pricing: NNN plus utilities or cash at closing

Details

Type: Land, Retail, Office, Investment

Available: To be constructed or land sale is available immediately

Zoning: C-4

Taxes: TBD

Utilities: TBD

Insurance: TBD

Year Built: 2017

Stories: 1

Baths: 3+

Parking: On Site

Construction: Frame

Roof: Rubber

Heat: Central

Heat Source: Natural Gas

Air Conditioning: Central

Services: Sanitation Sewer, Natural Gas, City Water

Safety Features: Exterior Lighting

Showing Instructions: Other - See Agent Remarks

Possession: Immediate



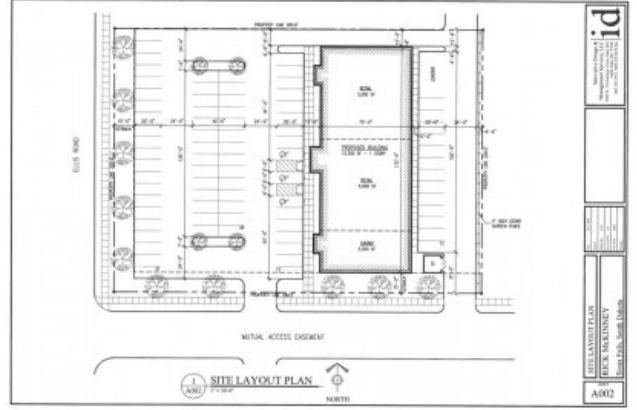
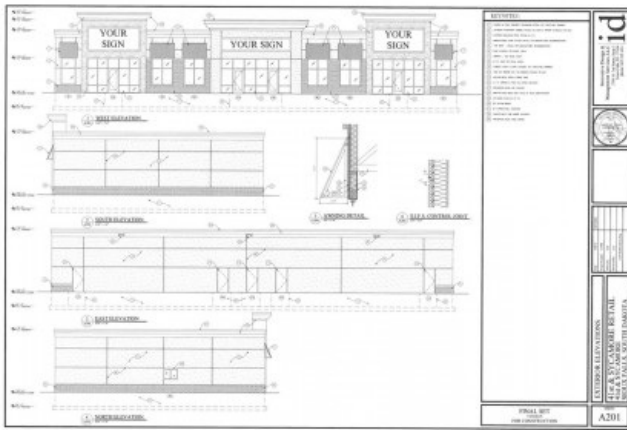
Kirby Proehl
3408 S Sycamore Ave.
Sioux Falls, SD 57110
Cell: 605-366-8030
Fax: 605-371-1560
kirby@harr-lemme.com



Kent Huisken
3408 S Sycamore Ave.
Sioux Falls, SD 57110
Cell: 605-351-3525
Fax: 605-371-1560
KentHuisken332@gmail.com

Information deemed reliable but not guaranteed

Additional Photos



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