



## 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.

\$18.00 NNN psf on interior suites and \$20.00 NNN psf on end caps which includes a \$25.00 psf Tenant improvement allowance.

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.

## FOR LEASE

### Price

\$18 / Square Foot

**Addl. Pricing:** NNN plus utilities or cash at cloing

### Details

**Type:** Land, Retail, Office

**Space Available:** 1,500 to 10,000

**Lot / Land Area:** 56,000 sq. ft.

**Available:** To be constructed

**Zoning:** C-4

**Taxes:** TBD

**Utilities:** TBD

**Insurance:** TBD

**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, Curb/Gutter, City Water

**Safety Features:** Sprinkler, Exterior Lighting, Security Lighting, Fire Sprinkler System

**Showing Instructions:** Other - See Agent Remarks

**Possession:** Immediate

**Disability Access:** Handicapped Parking, Level Lot

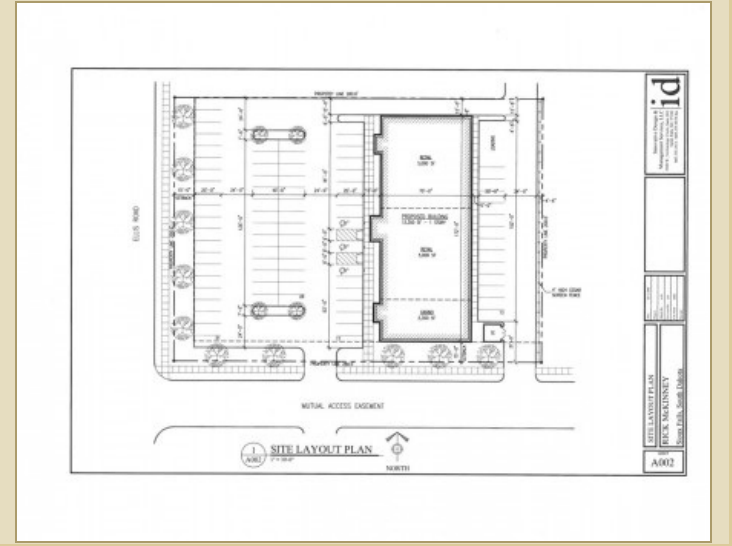
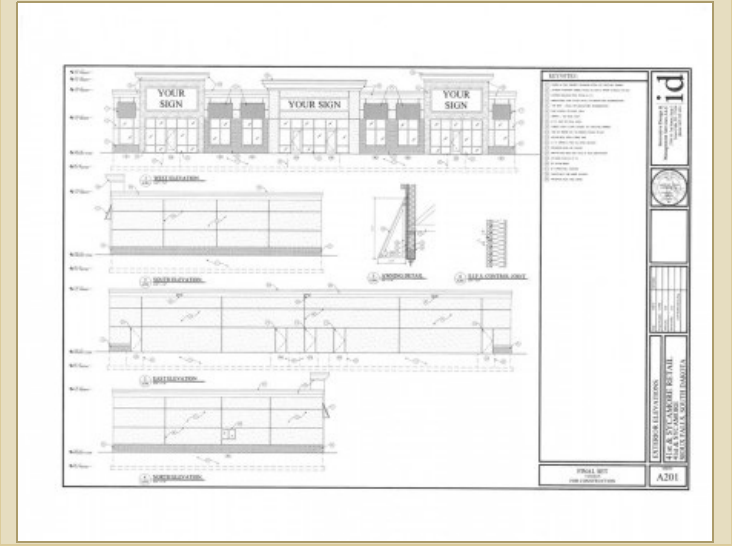


**Kirby Proehl**

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Information deemed reliable but not guaranteed

# Additional Photos



Information deemed reliable but not guaranteed