



## 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**

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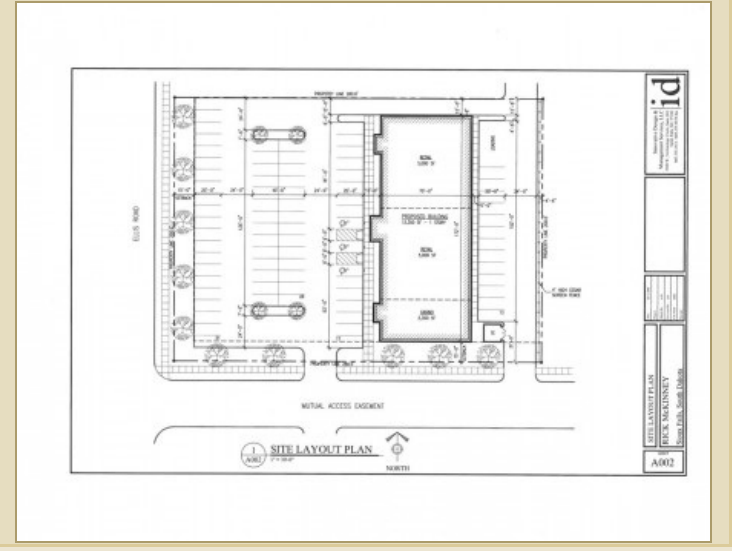
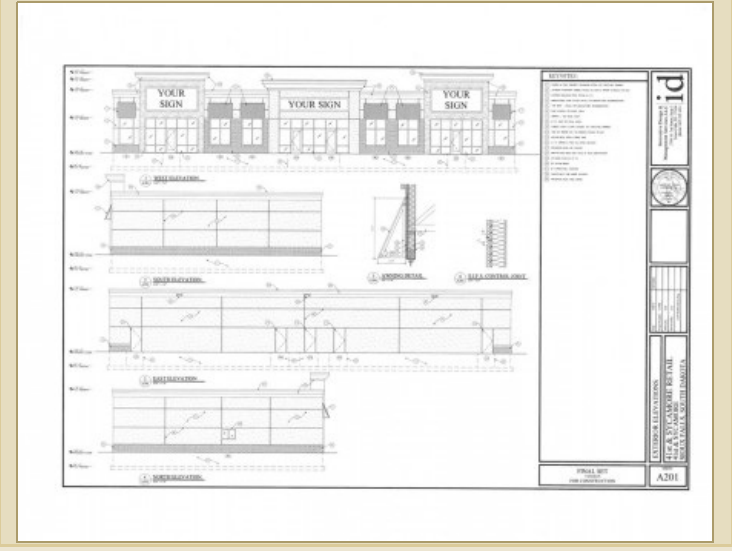


**Kent Huisken**

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Information deemed reliable but not guaranteed

# Additional Photos



Information deemed reliable but not guaranteed