

Versatile C-2 Building @ 6th & Sycamore

500 N. Sycamore Avenue Sioux Falls, SD, 57110



Many recent updates! Bank related equipment removed
1,600 SF addition ready for finishes
Zoned C-2 (Neighborhood Commercial)
Restaurant---Office---Retail---Daycare---Church---all allowed!
Versatile property with great access & excellent visibility!
5,375 SF +/-; Lot is 1.06 acres
35 parking spaces +/- & a drive thru window option
Building is sprinkled for fire protection
Extensive monument signage
Access from both 6th Street and Sycamore Avenue
Breakroom, three bathrooms
400 amp service

FOR SALE

Price

\$599,900
Addl. Pricing:

Details

Type: Retail, Business Opportunity, Office
Space Available: 5,375 +/-
Lot / Land Area: 1.06 acres
Available: Negotiable
Zoning: C2
Taxes: 11,000
Traffic Counts: 16,400 VPD (2017)
Year Built: 1998
Stories: 1
Baths: 3+
Parking: On Site
Parking Capacity: 21-50
Construction: Masonry
Floors: Carpet, Tile, Concrete
Roof: Shake
Heat: Central
Heat Source: Natural Gas
Air Conditioning: Central
Loading: None
Services: Sanitation Sewer, Natural Gas, Curb/Gutter, Bus, City Water
Safety Features: Sprinkler, Fire Alarm, Exterior Lighting, Security Lighting, Fire Sprinkler System
Terms: Cash
Showing Instructions: Appointment Necessary, Call Broker
Possession: Negotiable
Access: City Street
Road Surface: Concrete, Concrete
Disability Access: Handicapped Parking, Level Lot, Level Drive
Lease Includes: Building(s), Land



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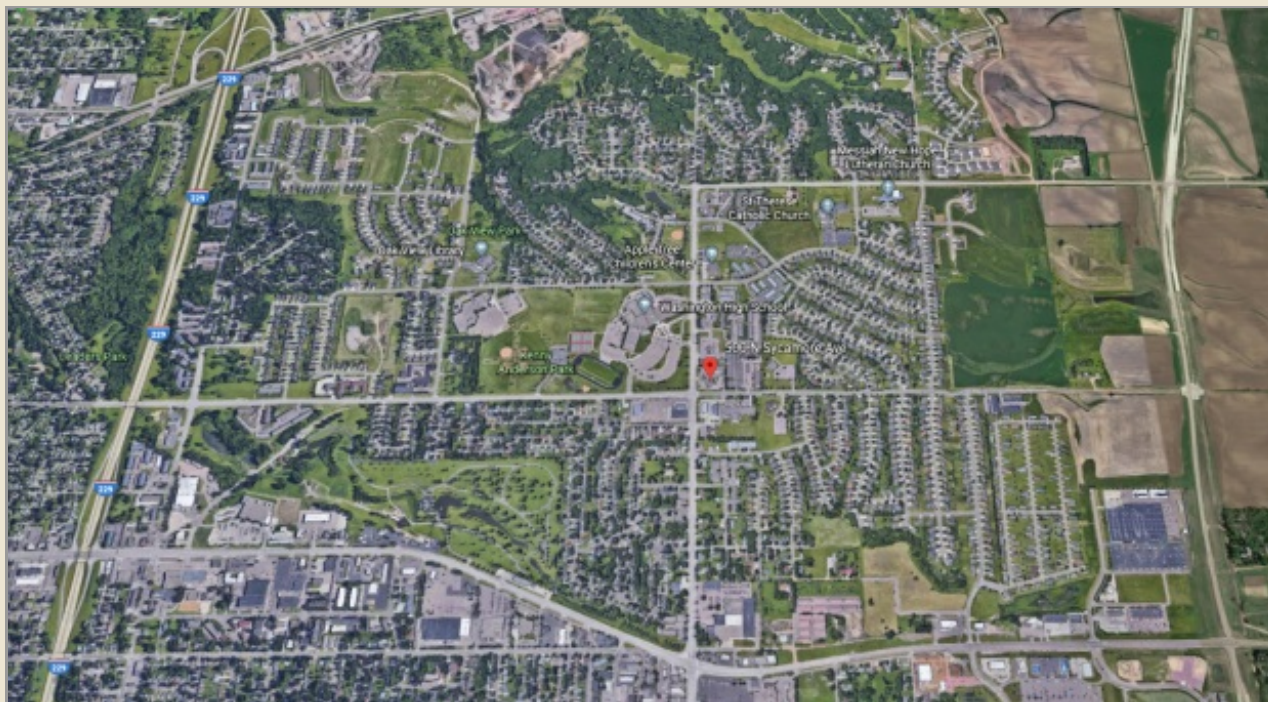
Information deemed reliable but not guaranteed

Additional Photos



Information deemed reliable but not guaranteed

Location Maps



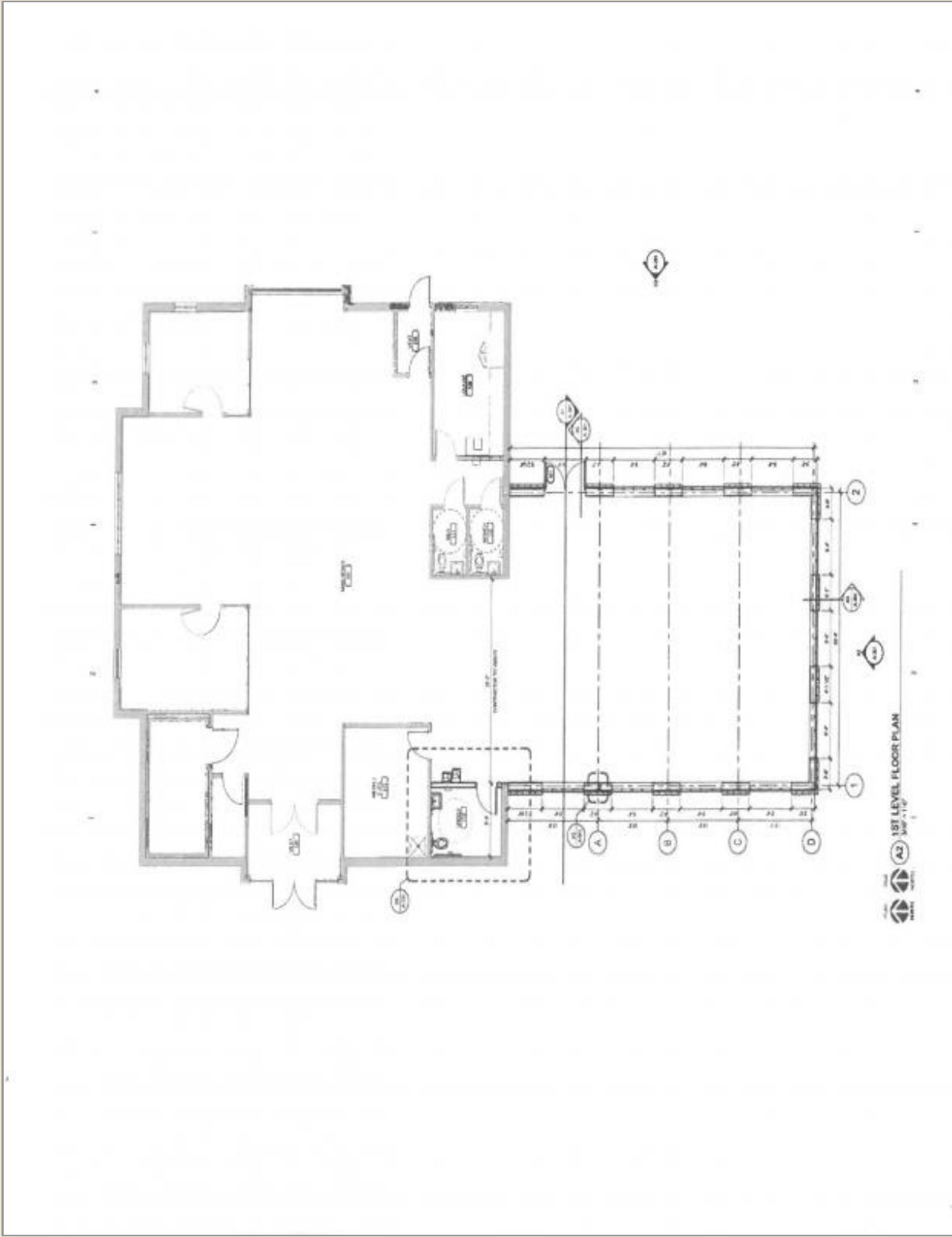
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Floor Plan



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