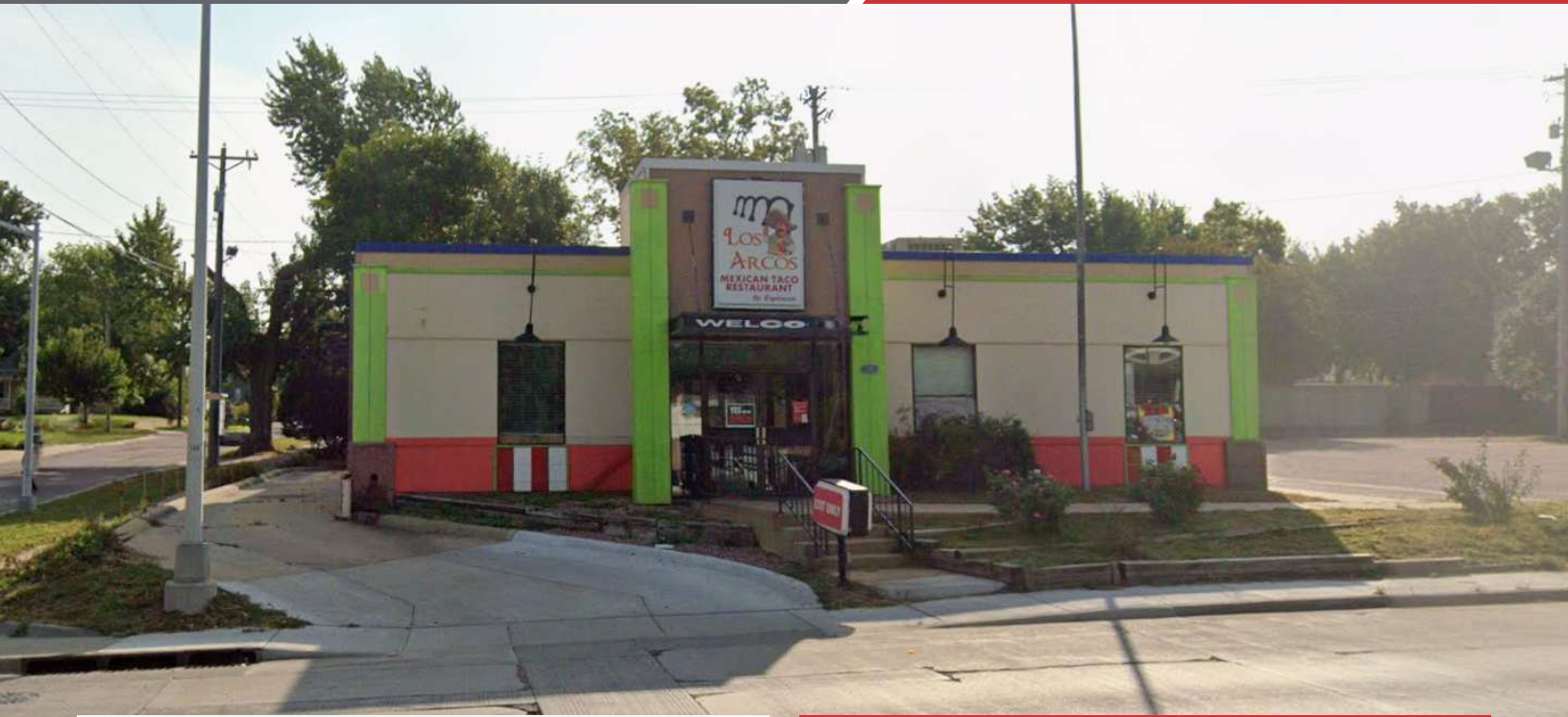




1200 S Minnesota Avenue Sioux Falls, SD 57105

PROPERTY HIGHLIGHTS

- Large corner lot
- Paved on-site parking: 55 spaces w/ accessible spaces
- Year Built: 1987
- Zoning: C-2
- Drive-up window on north side of building
- Pylon signage
- Price includes real estate only
- Some FF&E included

LOCATION DESCRIPTION

On SE corner of E 20th St & S Minnesota Ave.

High traffic location: 22,800 vehicles per day

Area Neighbors: Domino's, Car Hop, CorTrust Bank, Mr. Donuts, Slim Chickens, Silverstar Carwash, Sioux Falls Food Co+Op and more

Sale Price	\$995,000 (\$306.34/SF)
2025 Real Estate Taxes	\$13,415
Building Size	3,248 SF
Lot Size	0.74 AC (32,373 SF)



RYAN AMMANN

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605.310.7091

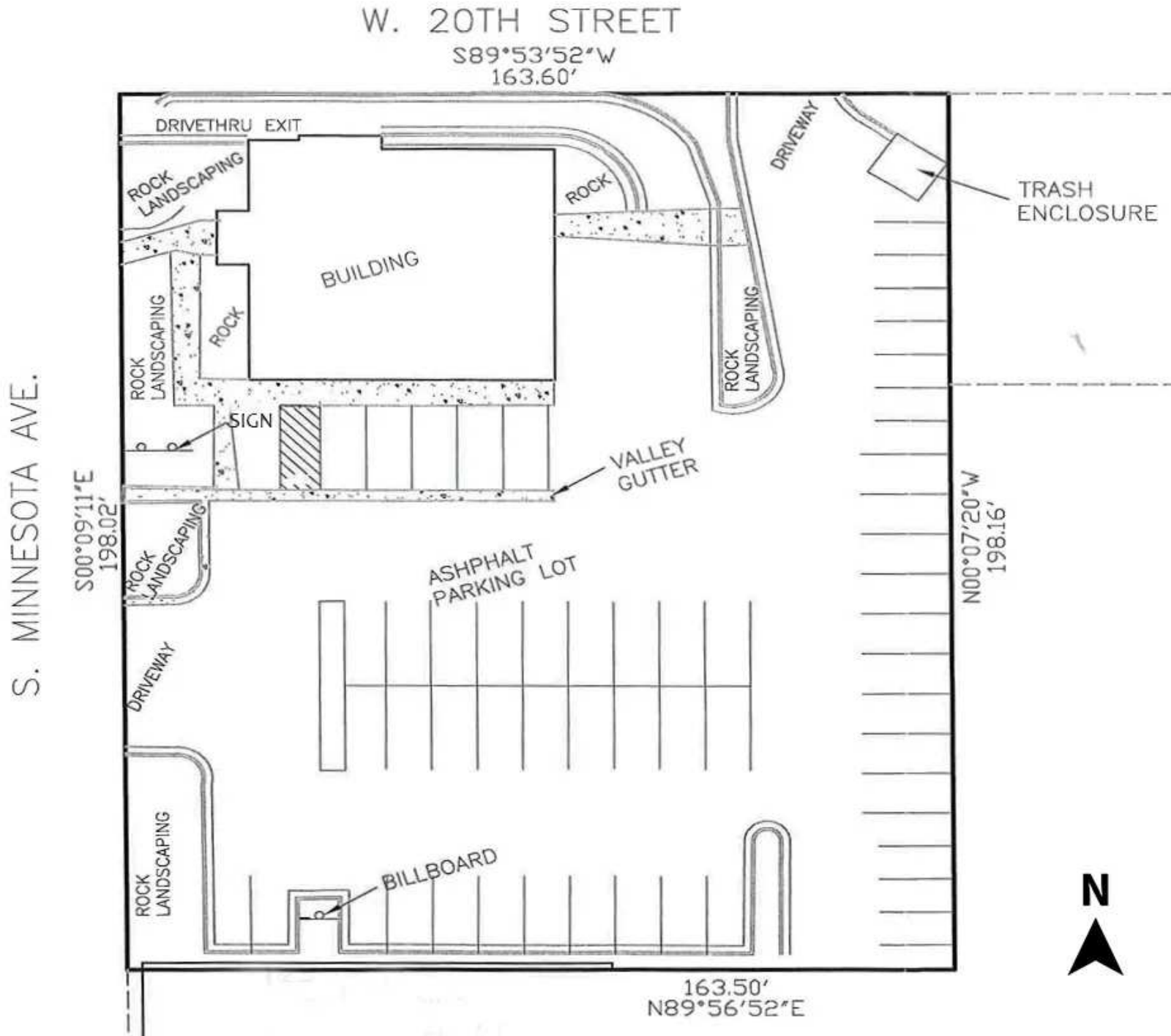
2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
naisiouxfalls.com

SITE PLANS

1200 S MINNESOTA AVENUE
Sioux Falls, SD 57105

FOR SALE

Retail Property



PARCEL

1200 S MINNESOTA AVENUE
Sioux Falls, SD 57105

FOR SALE

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INTERIOR PHOTOS

1200 S MINNESOTA AVENUE
Sioux Falls, SD 57105

FOR SALE

Retail Property



ADDITIONAL PHOTOS

1200 S MINNESOTA AVENUE
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LOCATION MAP

1200 S MINNESOTA AVENUE
Sioux Falls, SD 57105

FOR SALE

Retail Property

