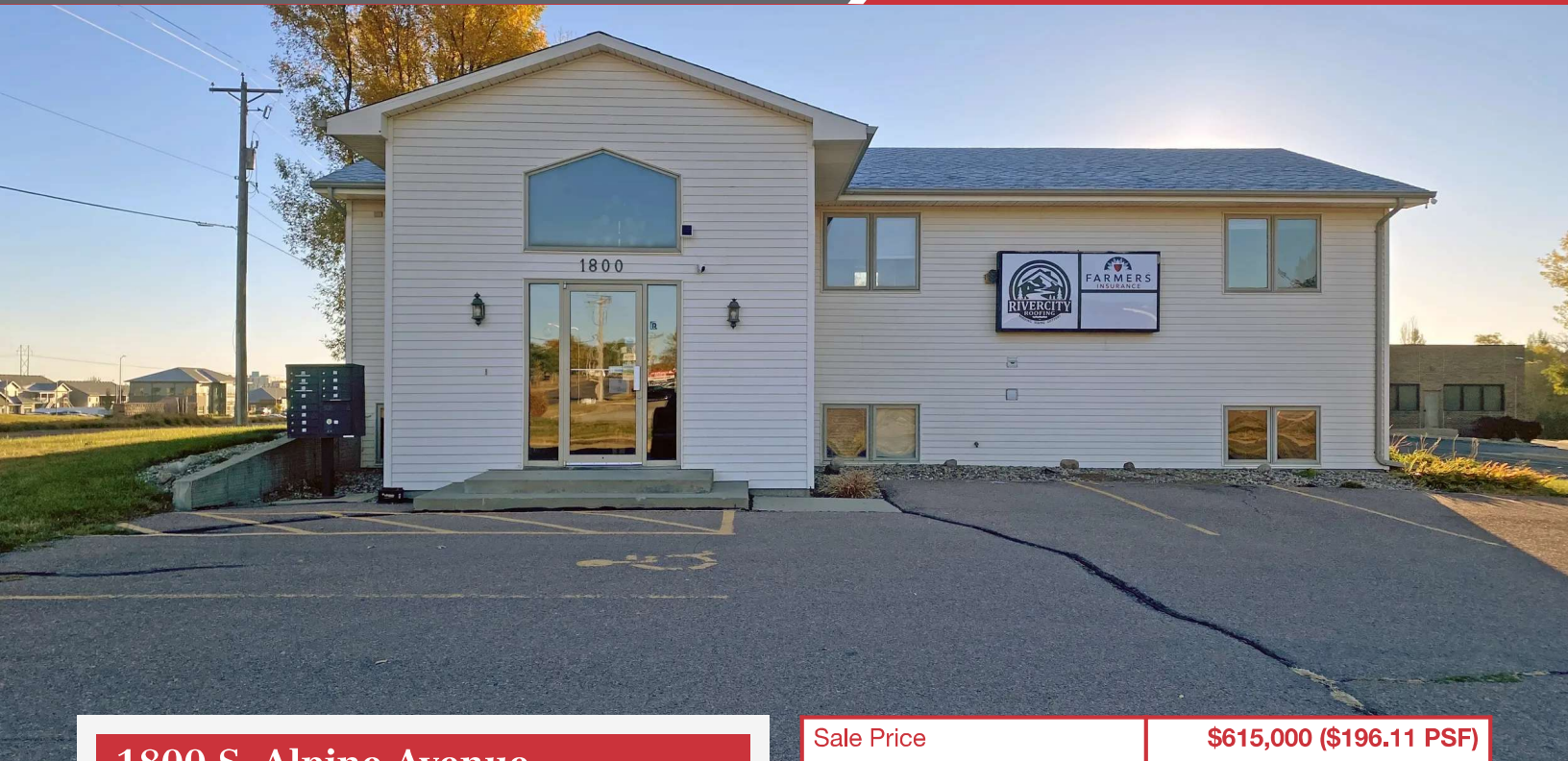




1800 S. Alpine Avenue Sioux Falls, SD 57110

PROPERTY HIGHLIGHTS

- Owner Occupant Opportunity
- Available immediately
- Lower level: 4 offices with kitchen and conference room
- Upper level: 6 offices with reception desk
- 137 linear feet of 26th street frontage
- Includes Daktronics monument sign
- Includes shed for storage (lawn & snow equipment)
- Can be sold vacant

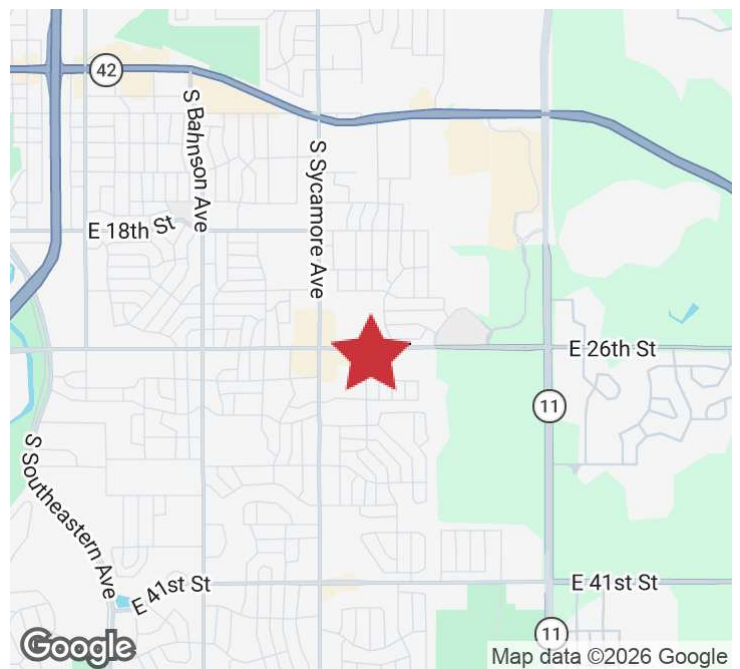
LOCATION DESCRIPTION

Located directly off E. 26th Street on Alpine Avenue

Area neighbors include Kusek Family & Implant Dentistry, Rosa Parks Elementary School, Encore Learning Center, Walgreens, Hy-Vee, Casey's, Lewis Drug, Overtime Sports Grill

26th Street Traffic Count: 20,600 VPD

Sale Price	\$615,000 (\$196.11 PSF)
Office SF	3,136 SF
Lot Size	0.461 AC (20,081.16 SF)
2025 Real Estate Taxes	\$7,072.70



BRODY ETRHEIM

Broker Associate
betrheim@naisiouxfalls.com
605.251.7625



GREGG BROWN, MBA, SIOR

Partner
gbrown@naisiouxfalls.com
605.906.0394

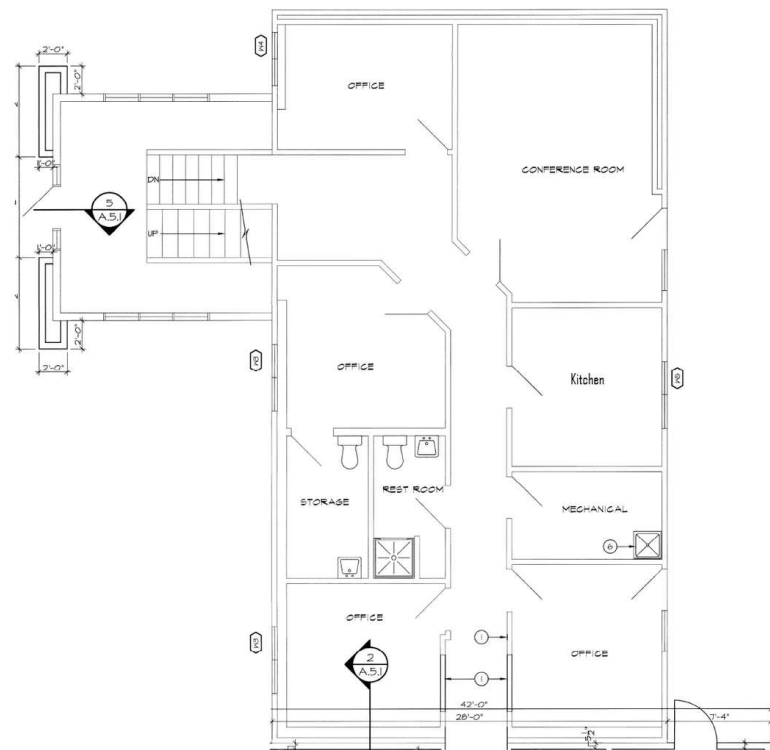
2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
naisiouxfalls.com

FLOOR PLANS

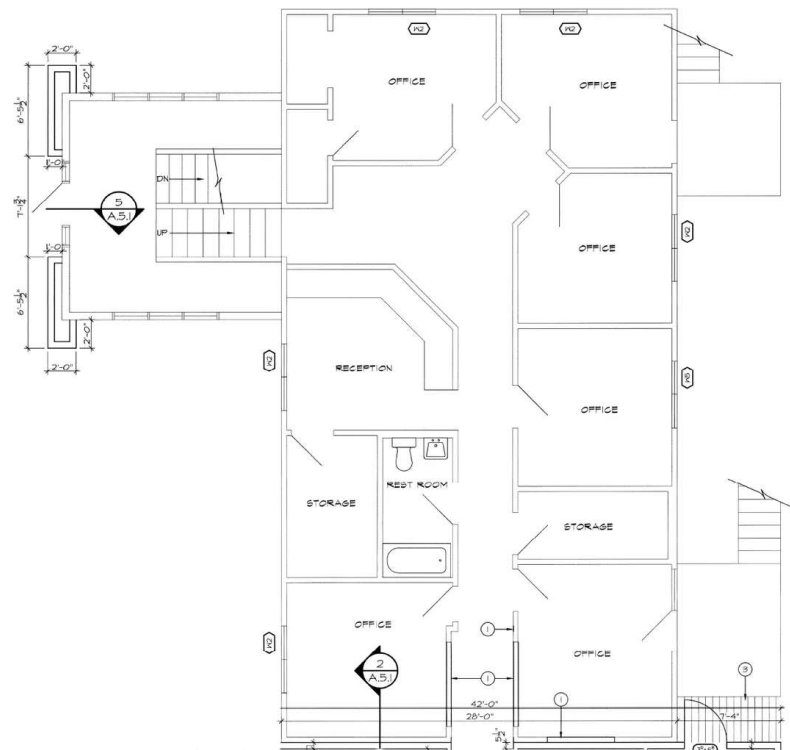
ALPINE OFFICE
Sioux Falls, SD 57110

FOR SALE

Office Building



Lower Level



Upper Level

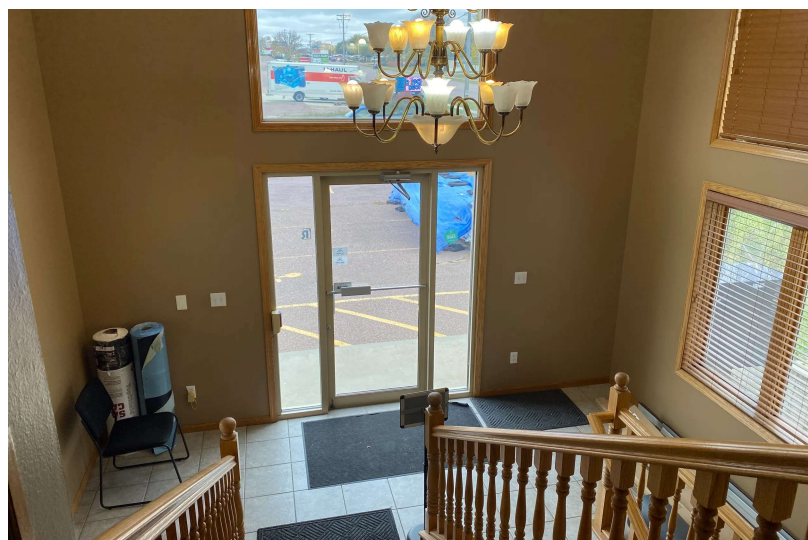
PHOTOS

ALPINE OFFICE

1800 South Alpine Avenue, Sioux Falls, SD 57110

FOR SALE

Office Building



PARCEL

ALPINE OFFICE

1800 South Alpine Avenue, Sioux Falls, SD 57110

FOR SALE

Office Building



AERIAL

ALPINE OFFICE
Sioux Falls, SD 57110

FOR SALE
Office Building



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NAI Sioux Falls

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