

## 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

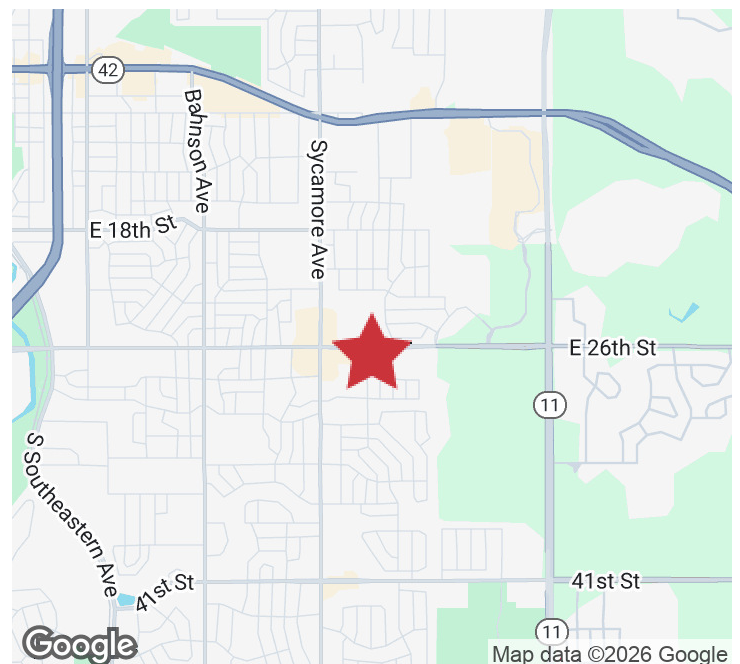
### LOCATION DESCRIPTION

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	<b>\$685,000 (\$218.43 PSF)</b>
Office SF	<b>3,136 SF</b>
Lot Size	<b>0.461 AC (20,081.16 SF)</b>
2024 Real Estate Taxes	<b>\$7,163.28</b>



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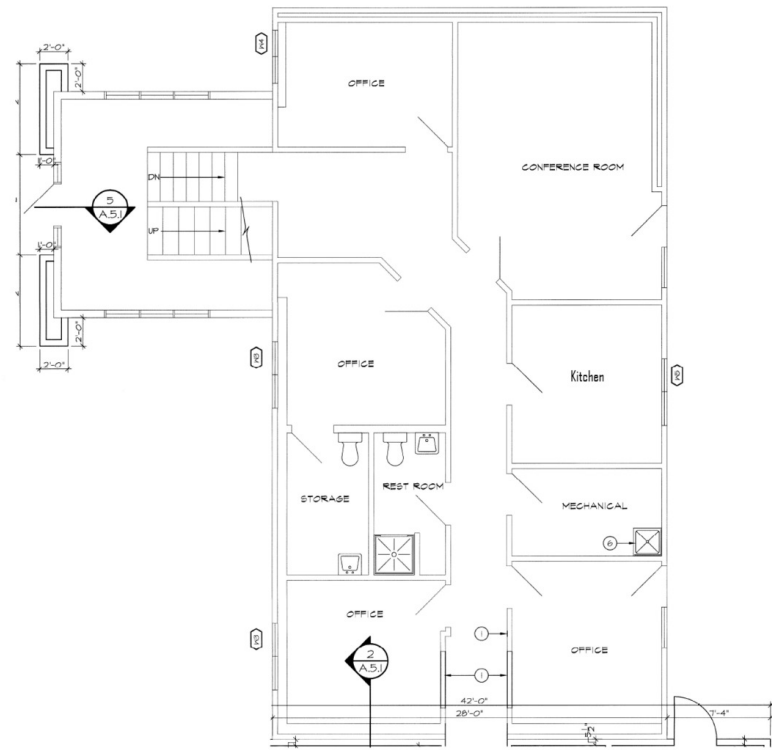
2500 W. 49th St. Suite 100  
Sioux Falls, SD 57105  
605.357.7100  
naisiouxfalls.com

# FLOOR PLANS

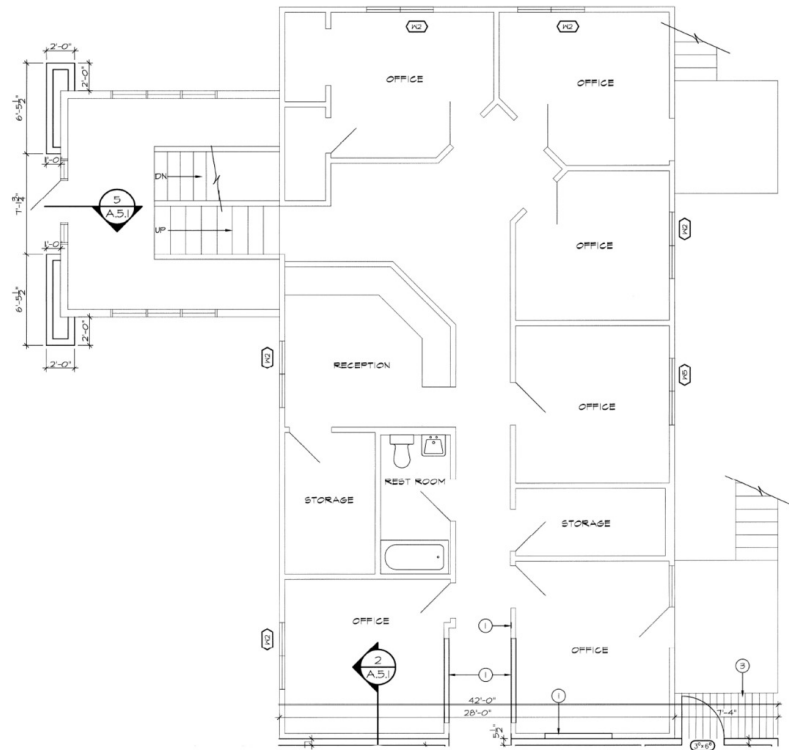
ALPINE OFFICE  
Sioux Falls, SD 57110

FOR SALE

Office Building



Lower Level



Upper Level

# PHOTOS

## ALPINE OFFICE

1800 South Alpine Avenue, Sioux Falls, SD 57110

# FOR SALE

## Office Building



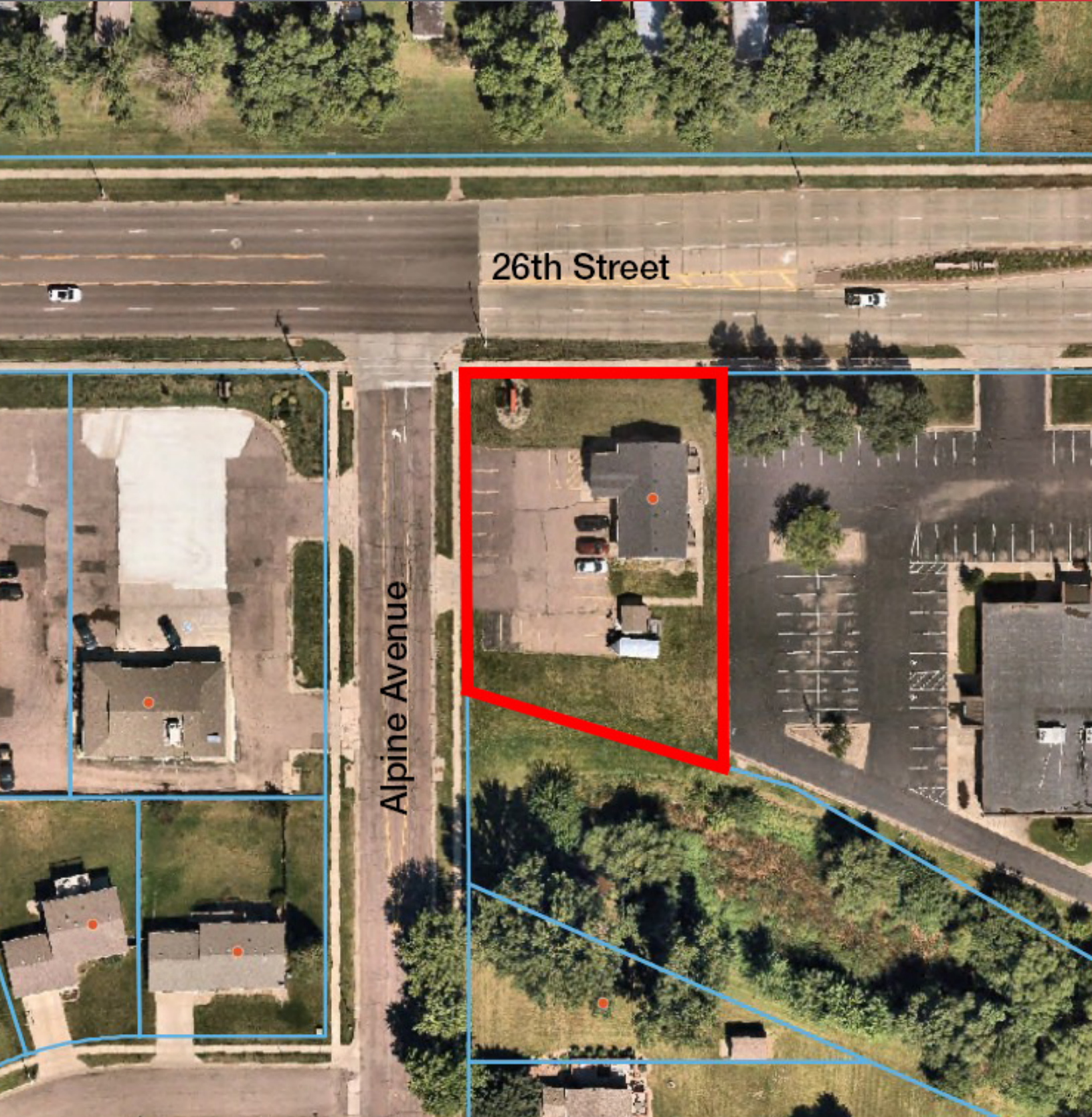
**PARCEL**

ALPINE OFFICE

1800 South Alpine Avenue, Sioux Falls, SD 57110

**FOR SALE**

Office Building





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