



## 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

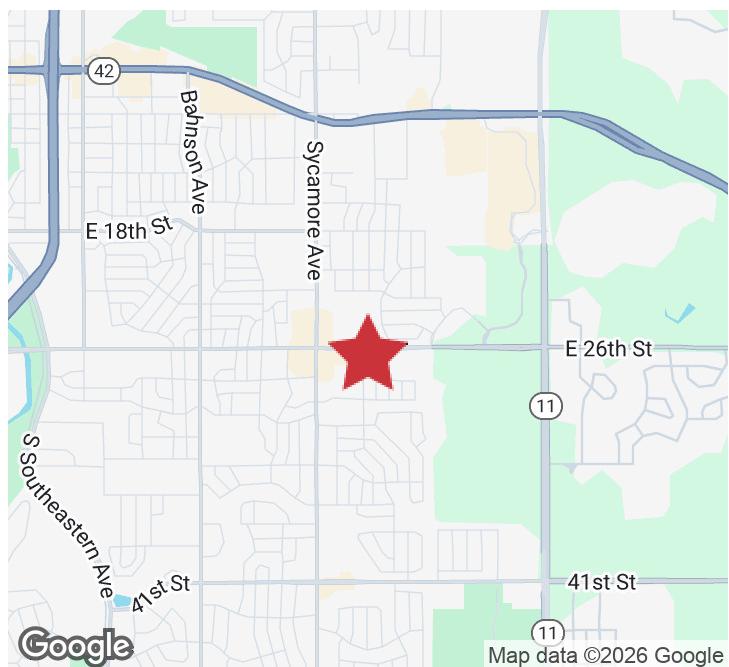
### LOCATION DESCRIPTION

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



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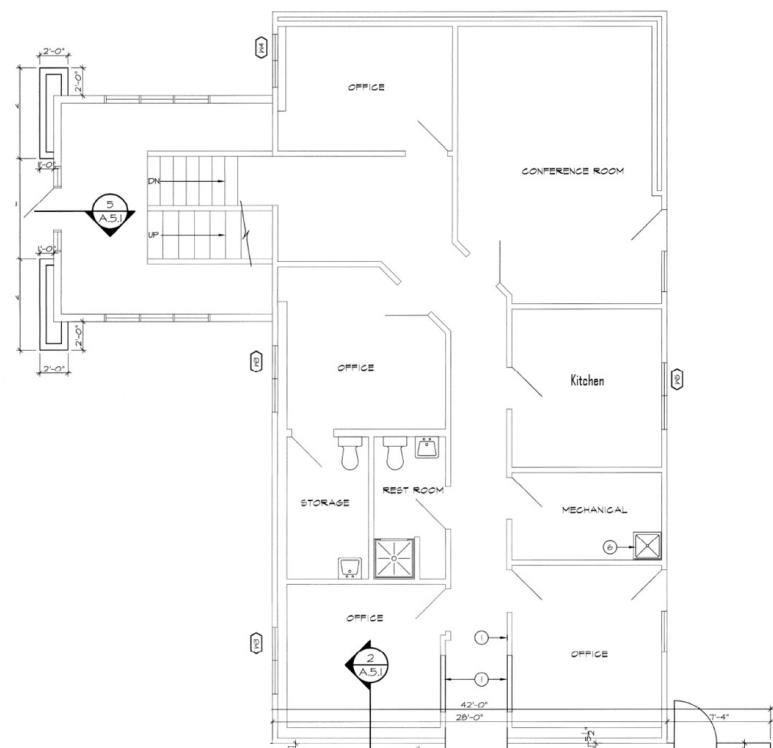
# FLOOR PLANS

ALPINE OFFICE

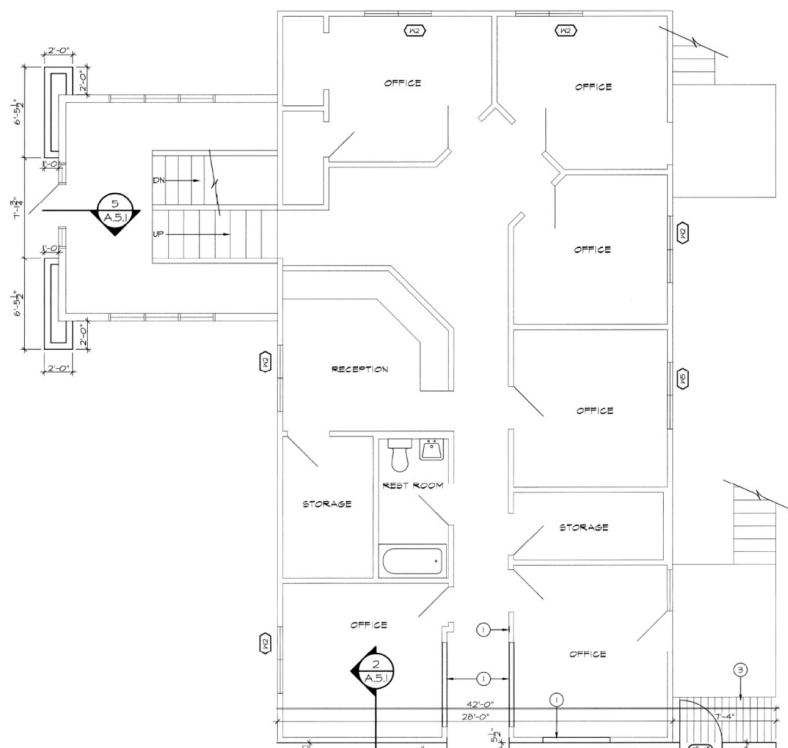
Sioux Falls, SD 57110

FOR SALE

Office Building



Lower Level



Upper Level

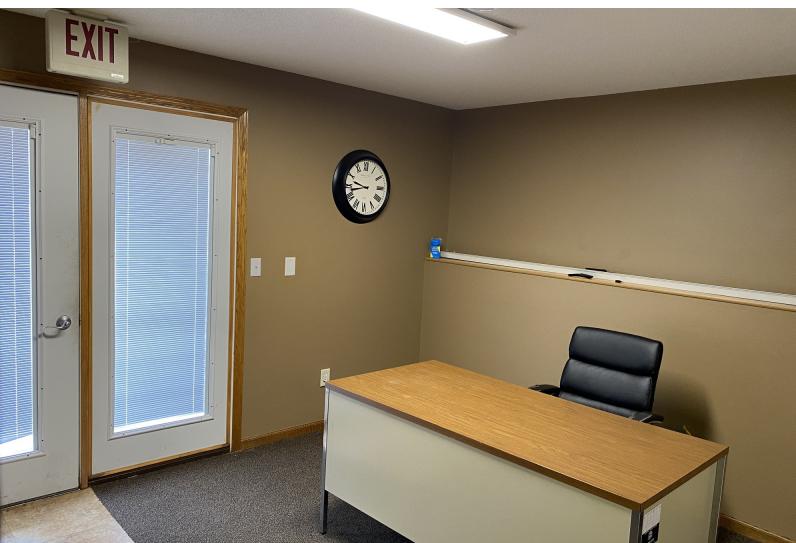
# PHOTOS

## ALPINE OFFICE

1800 South Alpine Avenue, Sioux Falls, SD 57110

FOR SALE

Office Building



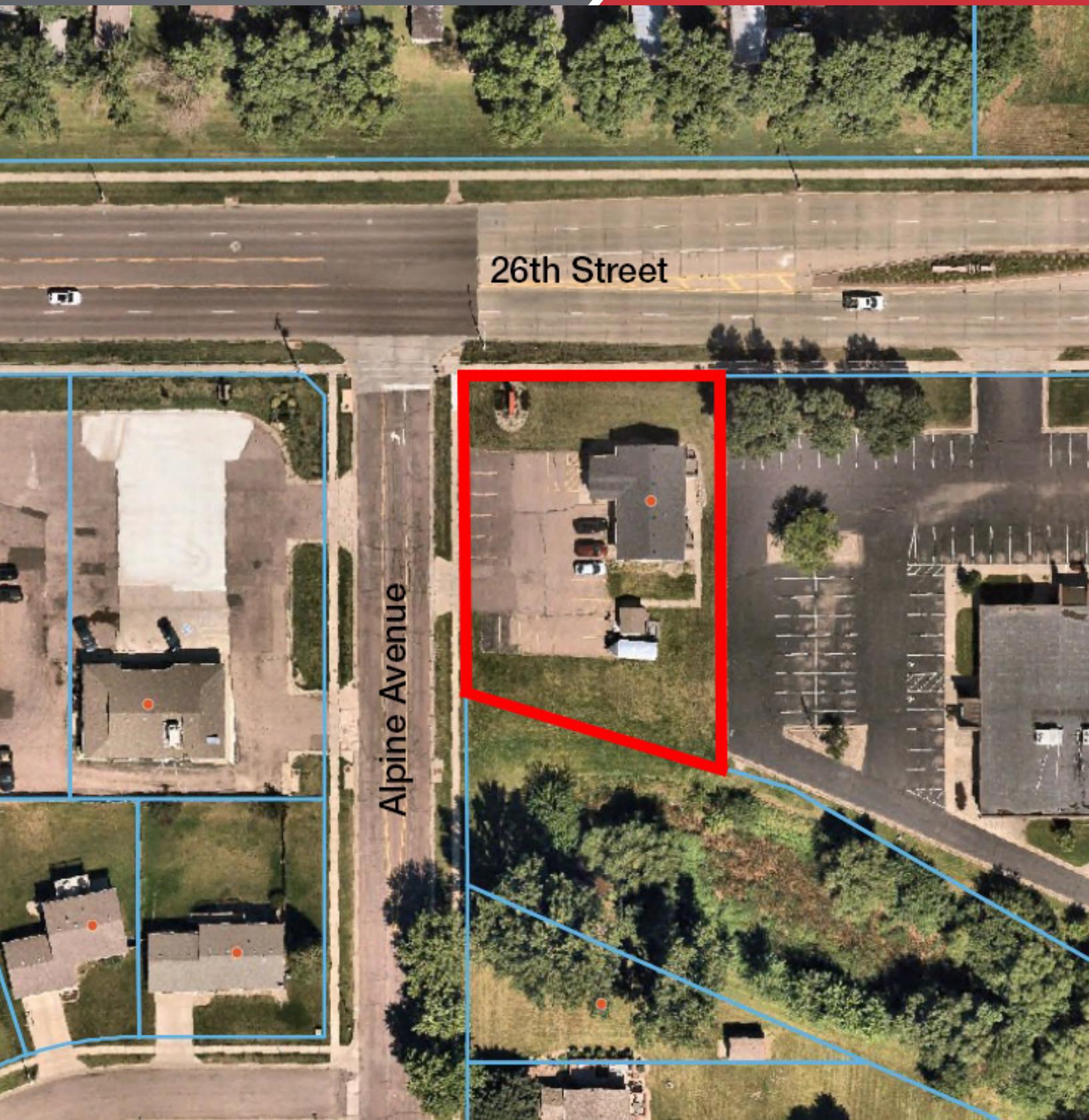
# PARCEL

ALPINE OFFICE

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FOR SALE

Office Building



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# AERIAL

ALPINE OFFICE  
Sioux Falls, SD 57110

FOR SALE

Office Building



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