



24-UNIT MULTI-FAMILY INVESTMENT | SIOUX FALLS, SOUTH DAKOTA

Bender
COMMERCIAL

MARION PARK APARTMENTS

Price:
\$2,100,000

Address:
5500 West 44th Street, Sioux Falls, SD

MARION PARK APARTMENTS

ADDRESS	5500 West 44th Street Sioux Falls, SD
BUILDING SIZE	23,190 SF 24-Units
LAND SIZE	1.19 acre
YEAR BUILT	1990
UNIT MIX	24-units 6 One-Bed Units: 800-950 SF 18 Two-Bed Units: 1,000 - 1,030 SF

FEATURES

- 24-Unit multi-family property with attached garages.
- Units contain dishwasher, microwaves, oven, refrigerators, central air (wall units in 1-bedroom units) and a spacious patio or balcony.
- Spacious floorplans with walk-in closets, ample natural light.
- Tenants pay electric. Landlord pays heat, water and garbage.
- Property is located just north of Marion Park near Marion Road and 41st Street, less than a mile away from the Empire Mall. Oscar Howe Elementary and Roosevelt High School located nearby.
- Contact broker for rent roll and financials.





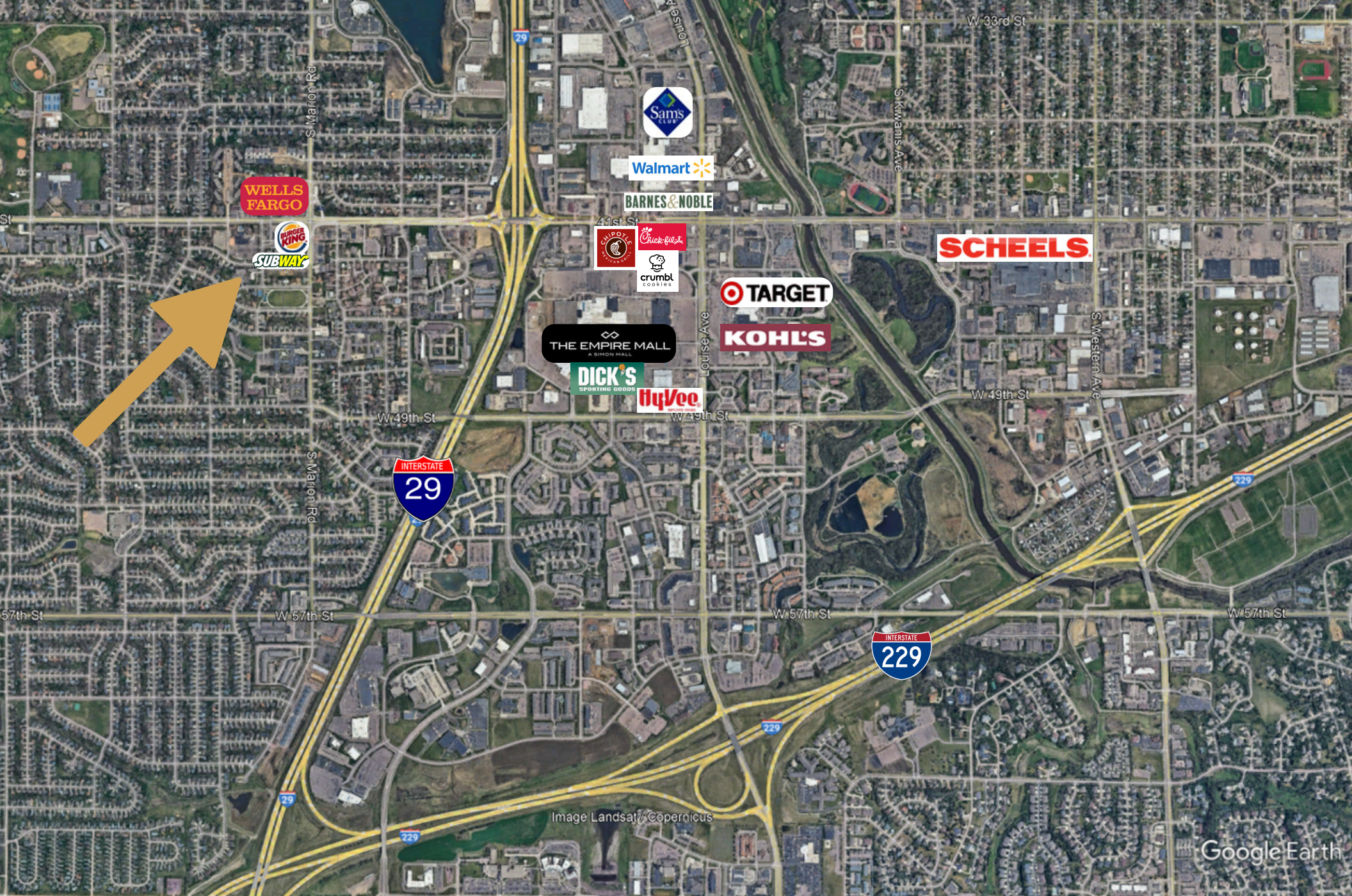
LOCATION

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**5500 West 44th Street
Sioux Falls, SD**







KEY FACTS

212,296

Population



2.4

Average Household Size

35.8

Median Age

\$74,934

Median Household Income

EDUCATION

5.5%

No High School Diploma



23.6%

High School Graduate



31.6%

Some College/
Associate's Degree



39.2%

Bachelor's/Grad/
Prof Degree

BUSINESS



9,104

Total Businesses



141,511

Total Employees

EMPLOYMENT



63.6%

White Collar



21.2%

Blue Collar



15.3%

Services

1.6%

Unemployment Rate

INCOME



\$74,934

Median Household Income



\$41,554

Per Capita Income



\$170,432

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.4%)

The smallest group: \$15,000 - \$24,999 (3.9%)

Indicator ▲	Value	Diff		
<\$15,000	7.2%	+4.0%		
\$15,000 - \$24,999	3.9%	0		
\$25,000 - \$34,999	7.2%	+2.2%		
\$35,000 - \$49,999	11.4%	-1.6%		
\$50,000 - \$74,999	20.4%	+1.8%		
\$75,000 - \$99,999	12.0%	-0.6%		
\$100,000 - \$149,999	19.8%	-0.9%		
\$150,000 - \$199,999	9.2%	-2.5%		
\$200,000+	8.9%	-2.2%		

Bars show deviation from Lincoln County



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Information herein deemed reliable, but not guaranteed.