

### 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

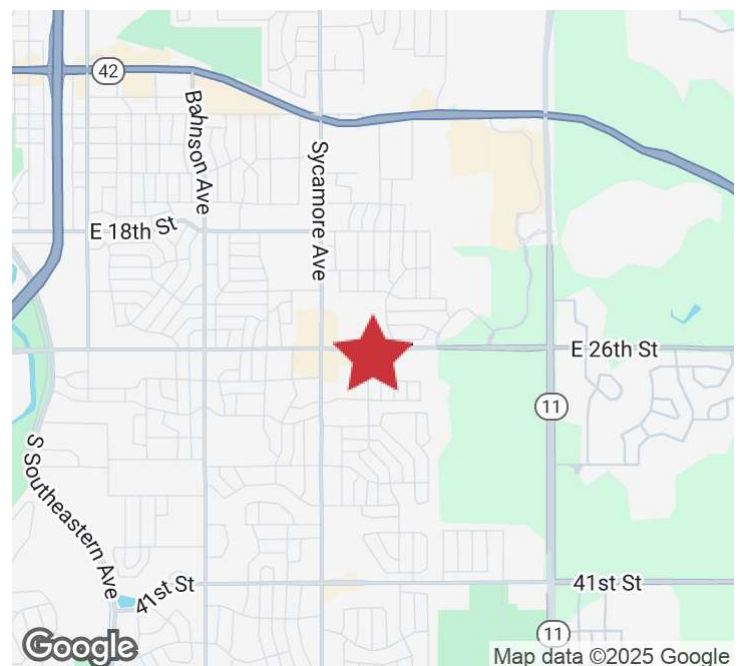
#### LOCATION DESCRIPTION

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>\$700,000 (\$223.21 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>



**BRODY ETRHEIM**

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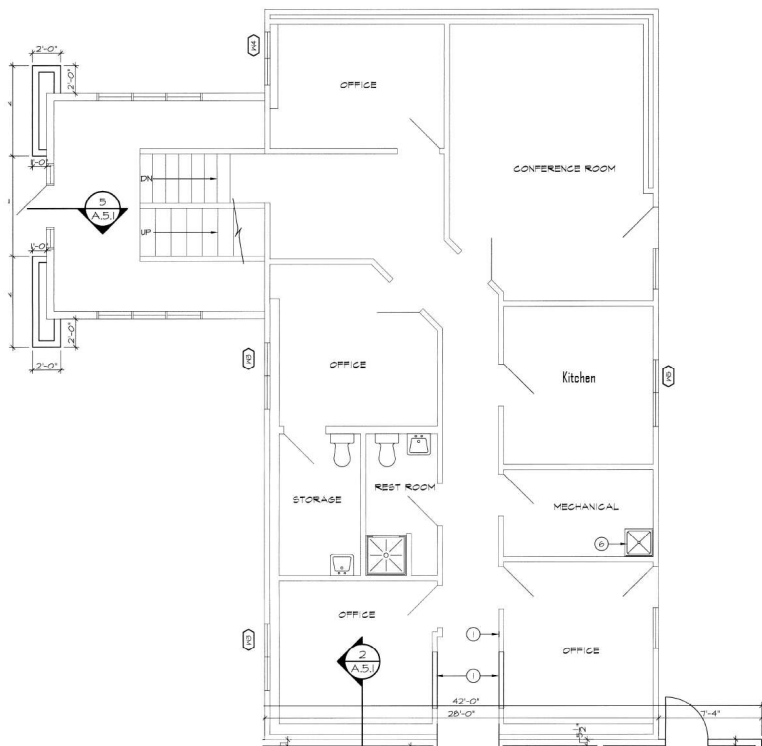
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# FLOOR PLANS

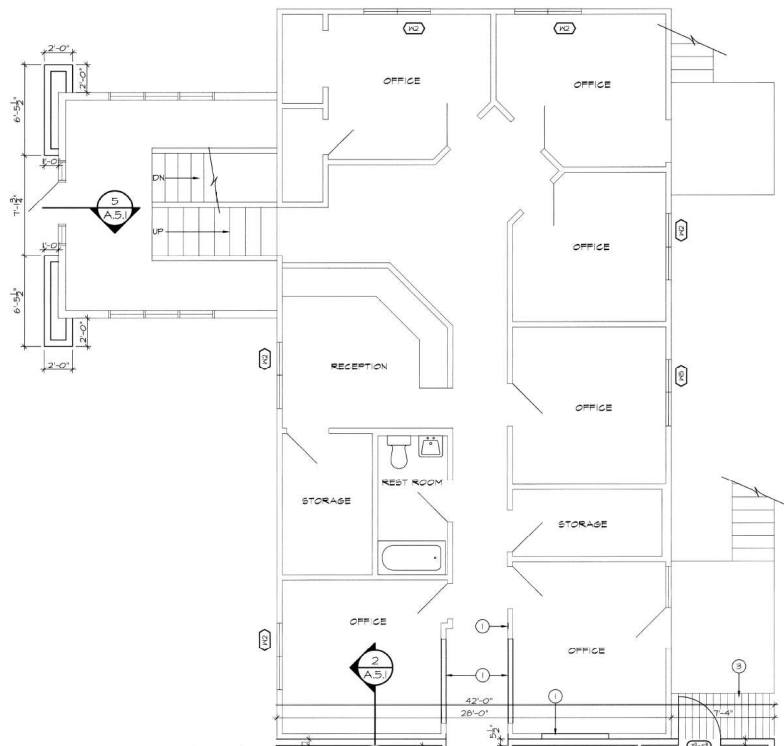
ALPINE OFFICE  
Sioux Falls, SD 57110

FOR SALE

Office Building



4 Lower Level Offices



6 Upper Level Offices



# 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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