



**2821 S. Minnesota Avenue**  
 SIOUX FALLS, SD 57105

Sale Price	<b>\$1,250,000</b>
202 Real Estate Taxes	<b>\$8,972.82</b>
Building Size	<b>3,492 SF</b>
Lot Size	<b>0.38 AC (16,459 SF)</b>

### PROPERTY HIGHLIGHTS

- Existing car wash for sale/redevelopment opportunity
- Real estate plus car wash business can be operated or redeveloped into a new use
- 2 self-service wash bays, a soft cloth wash bay, and an ultra-sonic touch free wash bay
- Year built: 1959
- Located on a prime corner with a fully lit intersection
- **Also available for lease: Contact broker for more information**

### LOCATION DESCRIPTION

Located on the corner of Minnesota Avenue and 37th Street

Minnesota Avenue Traffic Count: 24,000 vpd

Area neighbors include Crow Bar, Sioux Falls Fire Rescue Headquarters, Lewis Drug, Billion Auto



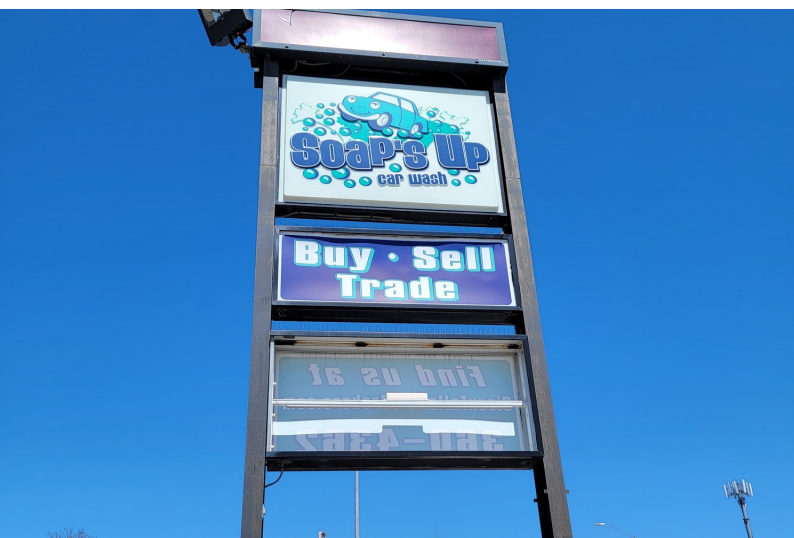
**MARCUS MAHLEN, CCIM, SIOR**  
 Chief Business Development Officer, SVP  
 mmahlen@naisiouxfalls.com  
 605.228.9744

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

# PHOTOS

2821 S. MINNESOTA AVENUE  
SIOUX FALLS, SD 57105

FOR SALE  
Retail Property

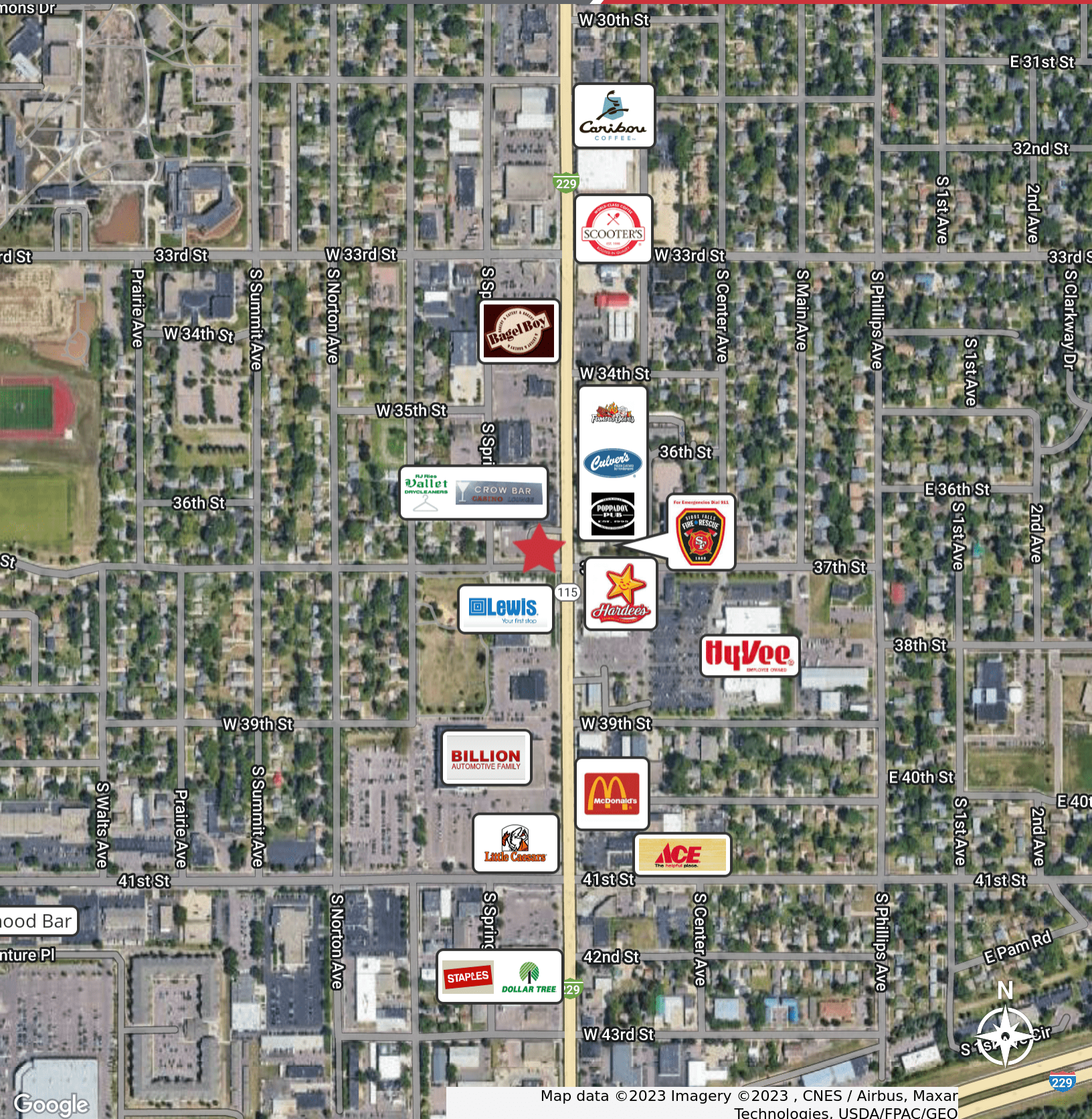


# AERIAL

2821 S. MINNESOTA AVENUE  
SIOUX FALLS, SD 57105

# FOR SALE

Retail Property



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