



HEALTHCARE PROPERTY

NNN INVESTMENT

FULLY-LEASED SINGLE TENANT INVESTMENT PROPERTY

7600 South Minnesota Avenue | Sioux Falls, SD 57108



SIZE

27,295 sqft



PRICE

\$10,507,300
(6% cap rate)



LOCATION

High-profile location on the hard northeast corner of 85th Street and South Minnesota Avenue.



TENANT

Sioux Falls Specialty Hospital



TRAFFIC

Minnesota Avenue: 19,400 vpd
85th Street: 12,200 vpd



AREA TENANTS

Walmart, ALDI, Starbucks, McDonald's, Scooter's Coffee, Burger King, Verizon, Subaru, Circle K, T-Mobile, Pizza Hut, Nekter Juice Bar, Jersey Mike's Subs, Valvoline, Little Caesars

Information deemed reliable but not guaranteed.

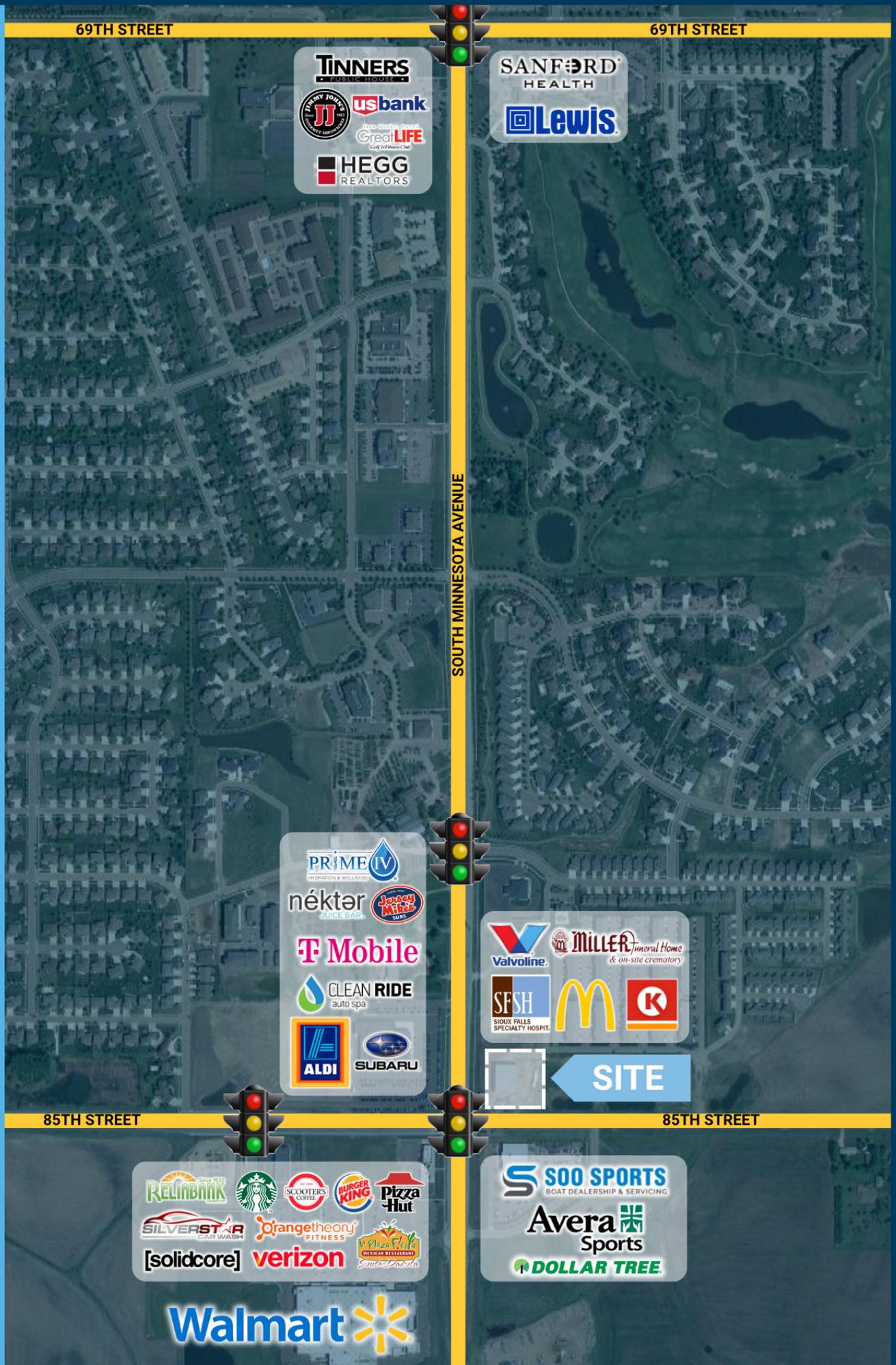


VBCLINK.COM
2571 Westlake Drive #100
Sioux Falls, South Dakota 57106

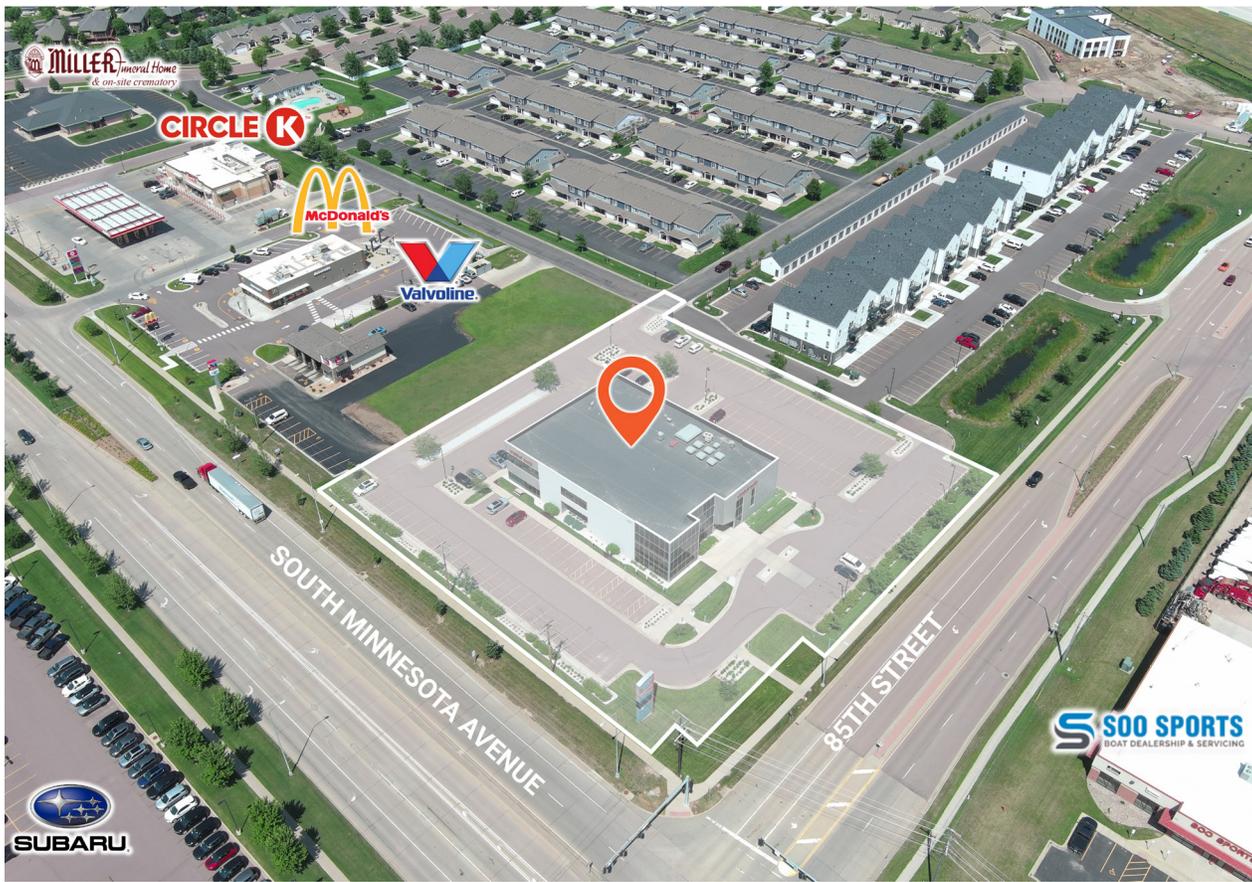


605.376.0127
Ryan@VBCLink.com

AREA MAP

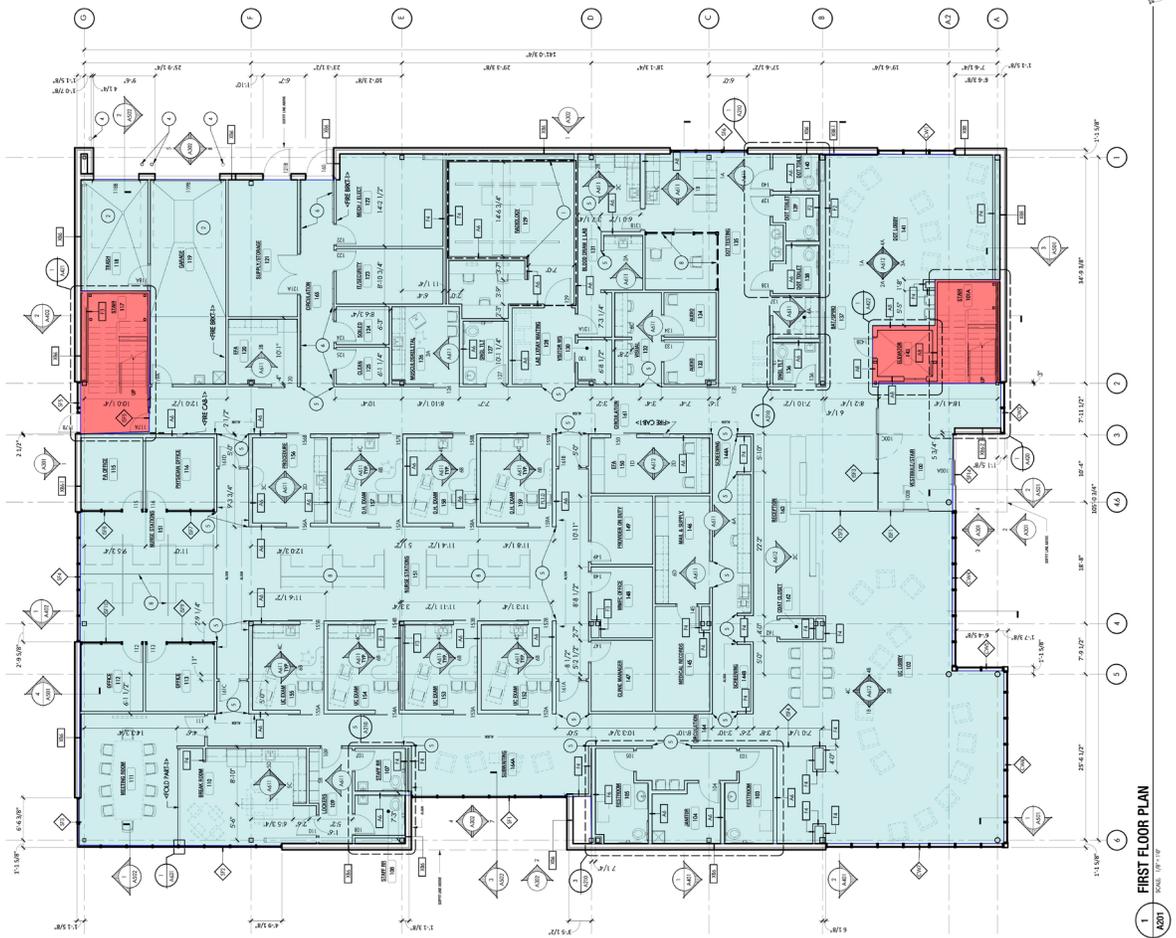


SITE OVERVIEW



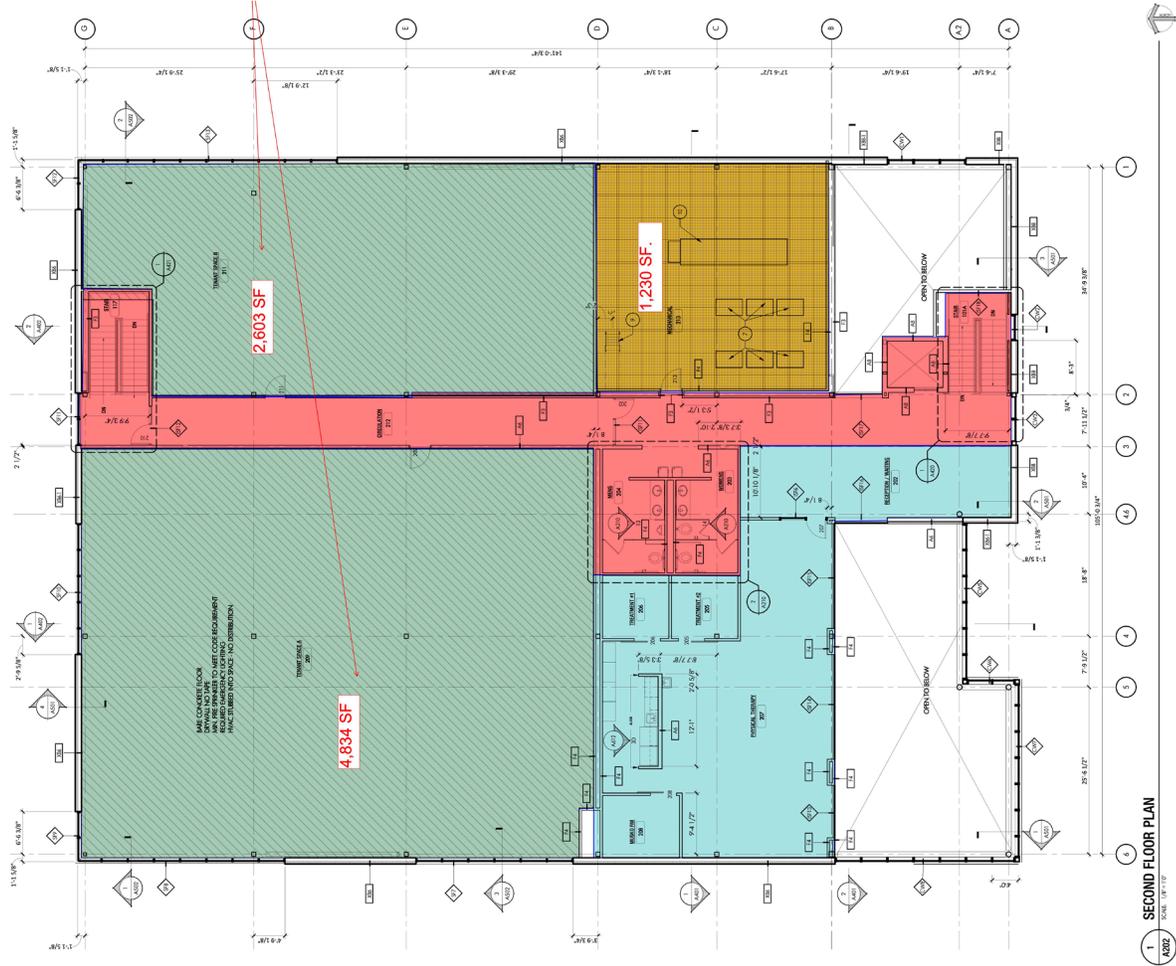
FLOOR PLANS

FIRST FLOOR



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SECOND FLOOR



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

EXTERIOR PHOTOS

NORTH



SOUTH



EAST



WEST



PHOTOS



TENANT INFORMATION



Sioux Falls Specialty Hospital is a physician-owned facility.

**SIOUX FALLS
URGENT CARE**

Sioux Falls Urgent Care gives you fast, superior, and friendly care to get you and your family back on your feet as quickly as possible.

FAMILY MEDICINE

Dr. Brad Hruby specializes in Family Medicine and offers a wide variety of services.

WORKFORCE
Occupational Health and Medical Services
A Division of Sioux Falls Specialty Hospital

WorkFORCE provides comprehensive services for the health and safety needs of employers and their employees.