



600 N. Kiwanis Avenue

Sioux Falls, SD 57104

PROPERTY HIGHLIGHTS

- Small office building with owner-occupant opportunity
- Three offices, conference room, open office area, and two restrooms
- 10'x14' storage shed
- Monument signage available on Kiwanis Avenue
- Year Built: 1975
- Zoning: Office

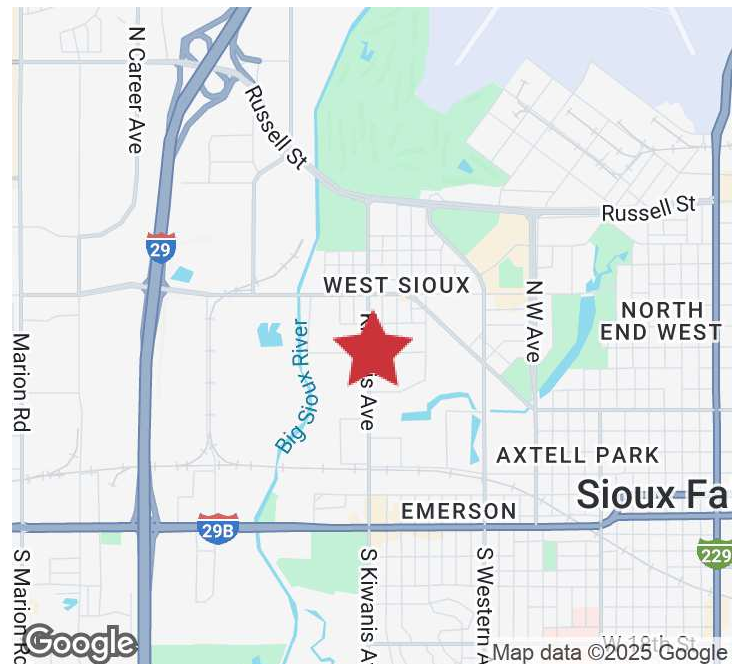
LOCATION DESCRIPTION

Located on the corner of 3rd Street and Kiwanis Avenue

Area neighbors include Dreamers Outlet, Casey's, Kitchens & Windows Unlimited, Skate City

Kiwanis Avenue Traffic Count: 10,400 vpd

Sale Price	\$260,000
Real Estate Taxes	\$3,032
Building Size	1,596 SF
Lot Size	0.26 AC (11,447 SF)



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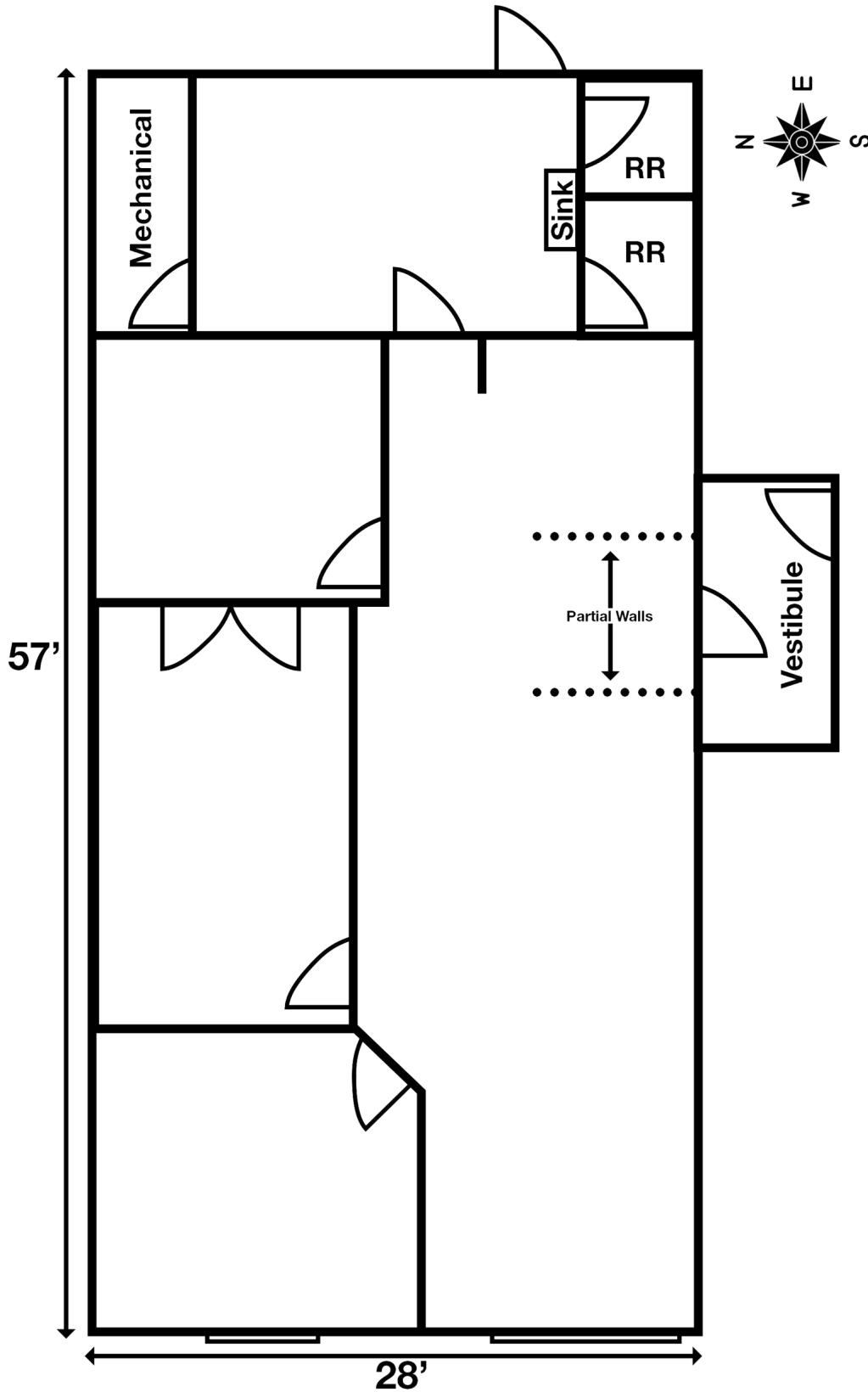
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FLOOR PLAN

600 N. KIWANIS AVENUE
Sioux Falls, SD 57104

FOR SALE

Office Building



EXTERIOR PHOTOS

600 N. KIWANIS AVENUE
Sioux Falls, SD 57104

FOR SALE

Office Building



AERIAL

600 N. KIWANIS AVENUE
Sioux Falls, SD 57104

FOR SALE

Office Building



SUBJECT PROPERTY

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